



Arlington Conservation Commission

Date: Thursday, April 15, 2021

Time: 7:30 PM

Location: Conducted by Remote Participation

Please note: The listing of matters are those reasonably anticipated which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

Agenda

1. Administrative

- a. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the April 15, 2021 public meeting of the Arlington Conservation Commission shall be physically closed to the public to avoid group congregation. The meeting shall instead be held virtually using Zoom.

Topic: Conservation Commission Meeting

Time: April 15, 2021 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/meeting/register/tJMvd-qvpzkrG9KJXvZiKGN7qrgzHY4--Sok>

Members of the public are strongly encouraged to send written comment regarding any of the hearings listed below to Conservation Agent Emily Sullivan at esullivan@town.arlington.ma.us.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

- b. Review draft 04/01/2021 minutes
- c. Review spreadsheet of all projects issued conservation permits

2. Updates

- a. 7:45pm Discuss updates to the 1165R Mass Ave comprehensive permit application
- b. 8:15pm Discuss updates to the Thorndike Place comprehensive permit application.

3. Hearings

Request for Certificate of Compliance

**Request for Certificate of Compliance: 46 Spy Pond Parkway
MassDEP File #091-0300 - Continued**

The project as approved proposed to raze and rebuild an existing single family home and add resource area improvements through a native vegetation buffer along Spy Pond and pervious 8:30pm paver driveway, walkways, and patio in the 100-ft wetlands buffer and AURA of Spy Pond. The project was approved on 11/20/2018.



Town of Arlington, Massachusetts

Review draft 04/01/2021 minutes

Summary:

Review draft 04/01/2021 minutes

ATTACHMENTS:

Type	File Name	Description
▢ Minutes	04012021_Minutes_Conservation_Commission.pdf	Draft 04/01/2021 minutes



Arlington Conservation Commission

Date: April 01, 2021

Time: 7:30pm

Location: Conducted through Remote Participation using Zoom

Minutes

Attendance: Commission Members Susan Chapnick (Chair), Mike Gildesgame, Pam Heidell, Dave Kaplan, Nathaniel Stevens, Chuck Tirone (Vice Chair), and David White; Associate Commissioner Cathy Garnett; and Conservation Agent Emily Sullivan. Associate Commissioner Doug Kilgour was not in attendance. Members of the public included John Graceffa (Arlington Catholic High School), Daniel Shine (Arlington Catholic High School), Beth Melofchik, and Ellen Cohen.

03/18/2021 Meeting Minutes

The Commission discussed edits to the draft 03/18/2021 minutes. N. Stevens motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, D. Kaplan votes yes, N. Stevens voted yes, C. Tirone voted yes, and D. White voted yes.

ACROSS Lexington Signage

D. White presented ACROSS Lexington's proposed new signage. D. White stated that two new signs were proposed on Arlington property – one at the Arlington Reservoir and one at Arlington's Great Meadows. The Commission agreed that the proposed new signage was consistent with the 2015 agreement between the Conservation Commission and ACROSS Lexington regarding signage.

E. Sullivan stated that she will reach out to the Park & Recreation Commission and Select Board about the new signage since they are the landowners of the Reservoir and Great Meadows.

D. White motioned to approve the new signage contingent on the approval from the Park & Recreation Commission and Select Board, N. Stevens seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, D. Kaplan votes yes, N. Stevens voted yes, C. Tirone voted yes, and D. White voted yes.

Arlington Catholic High School Synthetic Turf Field

J. Graceffa and D. Shine presented the status of the Arlington Catholic High School synthetic turf field. The Conservation Commission sent a letter to Arlington Catholic

High School dated 03/26/2021 expressing concern that infill crumb rubber might be migrating into the 100-ft Wetlands Buffer and Adjacent Upland Resource Area of Mill Brook, which is located in Cooke's Hollow immediately southeast of the field. J. Graceffa explained that the synthetic turf field was plowed this winter due to the COVID-19 pandemic pushing the boys football season from the fall to the spring. J. Graceffa explained that it is very unlikely that the synthetic turf field will be plowed again.

J. Graceffa and D. Shine stated that they have hired a landscaping company to remove the deposits of infill crumb rubber. Arlington Catholic High School has also hired a synthetic turf company to safely dispose of the excess material. The landscaping company will lightly blow the infill crumb rubber away from the Mill Brook resource area, onto tarps, and then coordinate disposal. This work will be completed within the next week, after all snow around the synthetic turf field has melted. J. Graceffa and D. Shine also stated that Arlington Catholic High School would like to install educational signage about Mill Brook in the southeast corner of the field.

D. White asked what regular maintenance for the synthetic turf field is. J. Graceffa stated the grate system around the field usually collects all migrating infill crumb rubber. The grates are vacuumed annually. The field has a drainage system underneath it, so stormwater does not runoff the field, but drains down.

M. Gildesgame asked if the infill crumb rubber is mixed with sand. J. Graceffa stated that there is no sand mixed with the infill crumb rubber.

N. Stevens thanked J. Graceffa and D. Shine for their prompt and constructive response to the Commission's letter. N. Stevens also commended Arlington Catholic High School for its interest in installing educational signage.

E. Sullivan stated that she would send J. Graceffa examples of signage from Wellington Park and assist Arlington Catholic High School with developing the signage.

S. Chapnick also thanked J. Graceffa and D. Shine for their prompt response. S. Chapnick asked the age of the synthetic turf field. D. Shine stated that the field is approximately ten years old. D. Shine expects the field to be used for another ten-fifteen years before it needs to be renovated or replaced.

S. Chapnick noted that the permit issued for the construction of the synthetic turf field (MassDEP Permit #091-0240) never received a Certificate of Compliance. E. Sullivan stated that she would work with Arlington Catholic High School to submit a Request for Certificate of Compliance.

S. Chapnick stated that when the synthetic turf field needs to be replaced, Arlington Catholic High School will need to submit a new permit application. S. Chapnick commented that Permit #091-0240 does not have many operation and maintenance conditions, but that the Commission and the Arlington Regulations for Wetlands Protection are stricter now than they were in 2012 when the synthetic field was first

permitted. S. Chapnick stated that there are also more natural synthetic turf materials on the market, and that Dilboy Stadium in Somerville will be renovated with one such material.

The Commission opened the discussion for public comment.

B. Melofchik asked for more clarification about the synthetic turf field. J. Graceffa explained that he was the principal of Arlington Catholic High School and that the field is owned by the Archdiocese of Boston, but used and managed by Arlington Catholic High School and the St. Agnes School. J. Graceffa reiterated the mitigation and clean-up efforts Arlington Catholic High School has planned for the infill crumb rubber.

E. Cohen announced that the herring have arrived in Cooke's Hollow and are spawning.

C. Garnett asked whether a silt sack or other erosion control measures were needed as an intermediate solution to cleaning up the infill crumb rubber. J. Graceffa stated that the clean-up would begin next week, so additional erosion control measures may not be necessary.

The Commission thanked J. Graceffa and D. Shine for their attention to this matter.

Cooke's Hollow

The Commission discussed possible restoration projects for Cooke's Hollow. Cooke's Hollow is technically two parcels. The smaller, front parcel is owned by the Conservation Commission. The larger, back parcel is owned by the Select Board. Any proposed project would require the approval of both the Conservation Commission and Select Board.

P. Heidell reminded the Commission that Health and Human Services applied for Community Preservation Act funding to develop a preliminary design for a Veteran's Memorial Park at Cooke's Hollow, but that the Community Preservation Act Committee requested that Health and Human Services explore all possible locations for the park with more robust public engagement.

B. Melofchik stated that Cooke's Hollow was once an award-winning park, but has since fallen into disrepair, including a predominance of invasive species, granite embankment collapse, and bank erosion.

E. Sullivan stated that a Scout project was recently approved to restore the benches and picnic table in the park.

S. Chapnick stated that Cooke's Hollow may be a good candidate for Community Preservation Act and Municipal Vulnerability Preparedness grants, similar to the Wellington Park.

P. Heidell asked the Commission to review the two memorandums she wrote for the Commission in 2019/2020 about other possible Community Preservation Act projects the Commission could pursue.

E. Sullivan stated that if Town Meeting approves funding the proposed Public Land Management plan, then the Commission could use the plan to prioritize projects.

E. Cohen stated that she keeps the Mystic River Watershed Association informed about Cooke's Hollow, since it is an important fish spawning location. E. Cohen stated that she was interested in forming a Friends of Cooke's Hollow group. N. Stevens supported the idea of a Friends of Cooke's Hollow group.

B. Melofchik mentioned that Select Board Member Diane Mahon stated that the Town was pursuing a project to replace the Mt. Pleasant Cemetery bridge, which could be connected to a Cooke's Hollow restoration project. E. Sullivan clarified that the Department of Public Works was drafting an application to the FEMA Building Resilient Infrastructure and Communities (BRIC) grant program for flood mitigation in Mt. Pleasant Cemetery and Meadowbrook Park. The grant application is in very preliminary stages, and the project is not certain.

S. Chapnick requested that the Commission review project opportunities later this spring at another meeting.

Conservation Commission Financial Review

E. Sullivan presented a summary of the four conservation financial accounts: the Commission Fee Account, the Education Account, the Waterbodies Account, and the account managed by the Arlington Land Trust.

C. Tirone stated that State fees and Bylaw fees should not go into the same account, so another account should possibly be established for Bylaw fees.

N. Stevens asked about a conservation land fund account. E. Sullivan stated that although there is an account number for such an account, it has a balance of \$0.

Request for Certificate of Compliance: 46 Spy Pond Parkway

MassDEP File #091-0300

Documents Reviewed:

- 1) *46 Spy Pond Parkway NOI*
- 2) *46 Spy Pond Parkway OOC*
- 3) *46 Spy Pond Parkway Request for Certificate of Compliance ("RCOC") and As-Built*
- 4) *46 Spy Pond Parkway Additional RCOC Materials, dated 02/25/2021*
- 5) *COC Internal Checklist*

Resource Areas:

- *100-ft Wetlands Buffer*
- *Adjacent Upland Resource Area*

The project as approved proposed to raze and rebuild an existing single family home and add resource area improvements through a native vegetation buffer along Spy Pond and pervious paver driveway, walkways, and patio in the 100-ft wetlands buffer and AURA of Spy Pond. The project was approved on 11/20/2018.

The Applicant requested to continue to the Commission's 04/15/2021 meeting.

D. Kaplan motioned to continue the hearing to 04/15/2021, N. Stevens seconded, all were in favor, motion approved. A roll call vote was taken. S Chapnick voted yes, M. Gildesgame voted yes, P. Heidell voted yes, D. Kaplan votes yes, N. Stevens voted yes, C. Tirone voted yes, and D. White voted yes.

1165R Mass Ave 40B Comprehensive Permit Update

S. Chapnick stated that the next Zoning Board of Appeals hearing for this project is scheduled for 04/13/2021.

Thorndike Place 40B Comprehensive Permit Update

S. Chapnick stated that the next Zoning Board of Appeals hearing for this project is scheduled for 04/08/2021.

N. Stevens motioned to close the Commission meeting, M. Gildesgame seconded, all were in favor, motioned approved.

Meeting adjourned at 9:30pm.



Town of Arlington, Massachusetts

Review of Permit Tracking Spreadsheet

Summary:

Review spreadsheet of all projects issued conservation permits

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Permit_Projects_Status.pdf	Conservation Permitted Projects Tracking Spreadsheet

File Number	ProjectAddress	Project Summary	OODate	CoC?	Status
091-0001					
091-0002	905 Mass Ave	Mill Brook culvert construction	1974	Unknown	open
091-0003	Spy Pond Park	Boat launch construction	1976	Unknown	open
091-0004					
	51 Grove Street, Town Yard Facilities	Town yard construction		1979	closed
091-0005	1298-99 Mass Ave	Construction	1977	Unknown	open
091-0006	7 Bacon Street	Apartment construction		Unknown	open
091-0007	905 Mass Ave			1978	closed
091-0008					
091-0009	41 Park Ave		1978	Unknown	open
091-0010	Mill Brook	Rip-rap	5/8/1979; 1985	Unknown	open
091-0011	12 Clyde Terrace	Pool, brought in as a violation	5/22/1978	6/9/16, pool/yard was currently not impacting the wetland	closed
091-0012					
091-0013					
091-0014					
091-0015					
091-0016	44 Grove Street	Corner of Grove and Dudley	1980	Unknown	open
091-0017	70-72 Summit Street		1980	Unknown	open
091-0018	7 Bacon Street, 17 Mill Street	Senior housing	1982	1983	closed
091-0019					

091-0020	Rail tracks under Minuteman Bikeway	Underground construction			
091-0021	112 Mystic Street and Summer Street	Community Safety Building and senior housing	1981	Unknown	open
091-0022					
091-0023	81 Mystic Street	Cable systems	1981	Unknown	open
091-0024	Arlington Reservoir, Lowell Street	Beach project	1981, Amend 3/12/1982	Unknown	open
091-0025	Arlington Reservoir, Lowell Street	Dam improvements	1982	Unknown	open
091-0026	1151-1167 Mass Ave	New building, parking lots, landscaping	1982	2002	closed
091-0027	34 Dudley Street			2001	closed
091-0028	Thorndike Street	Magnolia Field			
091-0029	7 Bacon Street, 17 Mill Street	parking			
091-0030	53 Beverly Road	House construction	1982	1983	closed
091-0031					
091-0032					
091-0033	22 Mill Street	redevelopment	1983	1984, continuing conditions	closed
091-0034					
091-0035	468 Mystic Street	pool, deck	1983	Unknown	open
091-0036					
091-0037	30 Spy Pond Parkway	addition and deck	10/5/1983	Unknown	open
091-0038	Pleasant Street	Safety improvements	1983	Unknown	open

091-0039	468 Mystic Street	Parking area	6/20/1984	Unknown	open
091-0040					
091-0041	1317 Mass Ave	storage shed			
091-0042	180 Lowell Street	Mill Brook walls, parking lots	1984	1985	closed
091-0043	Route 2	Interim T acces road to T Station	1/28/1985	Unknown	open
091-0044	21, 25 Spring Valley	Spy Pond shoreline wall	denied 9/13/1985;	Unknown	Site walk 2013 wall in place
091-0045	104 Spy Pond Parkway		1985	Unknown	open
091-0046	15 Shore Road	Addition, driveway	1986	1996	closed
091-0047	Lake Street at Route 2	interchange			
091-0048	Summer Street, Reeds Brook		1985	Unknown	open
091-0049	1395 B Mass Ave	Turnaround, fuel tanks	1986, Neg det -	1993	closed
091-0050	Summer Street, Reeds Brook		1986	Unknown	open
091-0051					
091-0052	91 Beverly Road	retaining walls	1986	Unknown	open
091-0053	53 1/2 Park Ave				
091-0054					
091-0055	44 Grove Street	See 091-016, OOC denial, SOOC denial			
091-0056	24, 26 Mill Lane	Apartment construction	1986	Neg det with conditions 1998	closed
091-0057					
091-0058	25 locke Street		1986	1993	closed
091-0059	Mt. Pleasant Cemetery	Expansion towards Meadowbrook Park	1986	Unknown	open
091-0060					
091-0061					

091-0062	993-995 Mass Ave	Sewer service	7/20/1987	1/21/1988	closed
091-0063	975 Mass Ave	Construction, wooden bridge as mitigation? See 091-091	8/25/87 (rcorded as instrumnt# 364), amended 3/9/89,	None, bldg 10 feet too close to Mill Brook	open
091-0064	32 Prentiss Road		1987	1991	
					closed
091-0065	Mystic Street at Winchester town line	Stormdrain	12/10/1987	Unknown	open
091-0066	Arlington Reservoir, Lowell Street	Parking lot	1988	Unknown	open
091-0067					
091-0068	Summer Street, Reeds Brook		1988	Unknown	open
091-0069	459 Mystic Street	House addition	1988	Unknown	open
091-0070	23 Forest Street		1998 extension	Unknown	open
091-0071	34 Dudley Road	reconstruction		2001	closed
091-0072	Arlington Reservoir, Lowell Street	Pipe replacement	1989	Unknown	open
091-0073	468 Mystic Street	Test wells	1989	Unknown	open
091-0074					
091-0075	468 Mystic Street	Regrade by club house, drainafe	1989	Unknown	open
? 091-0076	80 Montvale Ave.			Unknown	open

091-0077	SHELLEY ROAD EXTENTION		Unknown	open
091-0078	MYSTIC STREET		Unknown	open
091-0079				
091-0080	SHELLEY ROAD LOT 6		Unknown	open
091-0081	SHELLEY ROAD LOT 8		Unknown	open
091-0082				
091-0083				
091-0084	22 MILL STREET		Unknown	open
091-0085				
091-0086	30 FRAZER ROAD	08/07/1990		open
091-0087	20-22, 30-32, and 34 Hamilton Road	Shoreline stabilization - biologs and plantings		preceeded 091-0214
091-0088				
091-0089	MDC ALEWIFE BROOK RESERVATION			open
091-0090	19 SHERATON PARK LOT 179	04/03/1991		open
091-0091	971-977 Mass Ave	Randbrant Birdge across Mill Brook	05/30/1991	
091-0092				
091-0093				
091-0094				
091-0095				
091-0096				
091-0097	LOT POND LANE 9-C1,9- B2A, LOT A FOR			open
091-0098	22 MILL ST			open
091-0099		10/08/1993		open
091-0100	Hills Pond, Memotomy Rocks Park, Jason St	Dredge Hills Pond		
091-0101				
091-0102	ALEWIFE T STATION RTE 2			open

091-0103	21 COTAGE AVENUE	02/23/1994		open
091-0104	22 MILL ST			open
091-0104	449 MYSTIC STREET	04/13/1994		open
091-0105	40 PARK AVENUE	05/06/1994		open
091-0106	RTE 2			open
091-0107	1151-1165-1167 MASS. AVE	07/11/1994	yes	closed
091-0108	25-27-29 MASS AVE	07/29/1994	yes	closed
091-0109	SPY POND PARKWAY	07/29/1994		open
091-0110	GROVE ST			open
091-0111	BEVERLY RD	09/26/1994		open
091-0112	2 PRINCETON RD	10/21/1994		open
091-0113	468 MYSTIC ST			open
091-0114	22 MILL STREET	02/08/1995		open
091-0115	VARIOUS STREET		requesting	open
091-0116	47 SPY POND LANE	04/13/1995		open
091-0117	331 MYSTIC STREET	04/13/1995		open
091-0118	468 MYSTIC STREET	05/11/1995		open
091-0119	ROUTE 2 - ALEWIFE MDC STATION	08/08/1995	could not find OOC	open
091-0120	36 WRIGHT STREET			open
091-0121	22 MILL STREET	11/21/1995	denied	closed
091-0122	SUMMER STREET	01/26/1994		open
091-0123	37 BEVERLY ROAD	02/26/1996		open
091-0124	15 SHORE ROAD	03/11/1996	denied	closed
091-0125	40 PARK AVENUE	04/23/1996	could not find OOC	open
091-0126	43 BEVERLEY ROAD	04/22/1996		open
091-0127	DOTHAN STREET - LOT E-8			open
091-0128	40 PARK AVENUE	10/03/1996	not signed	closed

091-0129	210 PLEASANT STREET		12/09/1996	past 3 years	open
091-0130	1398 MASSACHUSETTS AVENUE		04/28/1997	not signed	closed
091-0131	11 PARKER ROAD UPPER MYSTIC LAKE		05/20/1997	yes	closed
091-0132	MYSTIC VALLEY PARKWAY(MEADOW BROOK		08/12/1997	not signed	closed
091-0133	1-23 MASSACHUSETTS AVENUE		11/19/1997	past 3 years	open
091-0133	19 Massachusetts Ave	Hotel Construction	11/10/1997	yes, OOC extended once, COC 3/7/2005	closed
091-0134	SUMMER STREET/REEDS BROOK PROPERTY	Reeds Brook drainage	10/31/1997	yes	closed
091-0135	78 SUMMER STREET		05/08/1998	past 3 years	open
091-0136	22 Mill Street	Landscaping	02/19/1999	past 3 years	open
091-0137	104 SPY POND PARKWAY		06/04/1999	past 3 years	open
091-0138	BROOK AVE.(MEADOWBROOK PARK/CEMETAR		08/18/1999	past 3 years	open
091-0139	29 SUNNYSIDE AVENUE		12/31/1999	not signed	closed
091-0140	36 WRIGHT STREET	relocate home	02/02/2001	past 3 years	open
091-0141	34 DUDLEY STREET		03/14/2000	yes	closed
091-0142	MINUTEMAN BIKE TRAIL,MDC ROW/VARIOU		07/06/2000	partial (should be o closed	
091-0143	JASON STREET(MENOTOMY ROCKS PARK)	Rebuilding walls, planting	04/21/2000	yes	closed
091-0144	1395 MASSACHUSETTS AVENUE		04/21/2000	past 3 years	open

091-0145	18 PARKER ROAD		06/14/2000	past 3 years	open
091-0146	OFF MYSTIC STREET(MOUNT PLEASANT CM	Mt Pleasant Cemetery Expansion	01/31/2001	not signed	closed
091-0147	ROUTE 2		07/30/2001		not in electronic files
091-0148	10 DEVEREAUX STREET	Construction of utility connection	12/22/2000	past 3 years	open
091-0149	8 MYSTIC BANK			past 3 years	open
091-0150	ARLINGTON RESERVOIR(OFF LOWELL STRE			past 3 years	open
091-0151	975 MASSACHUSETTS AVENUE	underground parking garage improvements	03/19/2001	past 3 years	open
091-0152	HILLS POND(MENOTOMY ROCKS PARK)	Aquatic management of Hills Pond	04/18/2001	not signed	closed
091-0153	ARLINGTON RESERVOIR, ADJACENT LOWEL	Aquatic management of the Res	03/28/2001	yes	closed
091-0154	SPY POND	Aquatic management of Spy Pond	04/30/2001	past 3 years	open
091-0155	MARGARET ST - THORNDIKE FIELD		06/25/2001	past 3 years	open
091-0155	29 SOMERSET DRIVE		06/25/2001	past 3 years	open
091-0156	339 MYSTIC STREET		07/09/2001	not signed	closed
091-0157	7 & 5 BRATTLE CT(FRONTING BRATTLE ST)		09/04/2001	past 3 years	open
091-0158	MYSTIC VALLEY PARKWAY SOUTH		09/04/2001	past 3 years	open
091-0159	1165 MASSACHUSETTS AVE	Drainage channel repairs	10/17/2001	past 3 years	open
091-0160	GERRYS BROOK-MINUATEMAN BIKE WAY	Gerry's Brook drainage structure	12/21/2001	past 3 years	open
091-0161	4 Mystic Bank	walls and landscaping	02/20/2002	past 3 years	open

091-0162	8 MYSTIC BANK	Landscaping	05/10/2002	not signed	closed
091-0163	22 MYSTIC BANK	Dock replacement	05/22/2002	yes	closed
091-0164	DOTHAN STREET		09/23/2002	past 3 years	open
091-0165	468 MYSTIC STREET	Irrigation well	12/23/2002	not signed	closed
091-0166	90 & 92 Fairmont Street	Driveway	09/24/2003		
091-0167	43 Dothan Street		10/29/2003	yes	closed
091-0168	905 Massachusetts Ave		03/26/2004		
091-0169	Hills Pond at Menotomy Rocks Park	park maintenance	05/26/2004		
091-0170	Spy Pond - Pond Lane	Linwood Circle work	06/02/2004		
091-0171	Lowell Street / Massachusetts Ave	Arlington Reservoir dam rehabilitation	07/26/2004		
091-0172	50 Lowell Street	culvert replacement and installation of deep sump	08/27/2004		
091-0173	110 - 112 Lowell Street	condo redevelopment- work never occurred	08/23/2004	invalid OOC	closed
091-0174	9 Mill Street	condo redevelopment	09/22/2004		
091-0175	18 Sheraton Park	reconstruction of retaining wall	11/08/2004		
091-0176	210 Pleasant Street	house addition	11/19/2004		
091-0177	Spy Pond South Shoreline	Route 2 Path restoration	03/23/2005		
091-0178	Acorn Park	Pavement removal of DCR parking lot	03/23/2005		
091-0179	14 Cottage Ave	house demo and reconstruction	06/20/2005		
091-0180	87 Mystic Street	redevelopment			
091-0181	0 Spy Pond Parkway - 16 Spy Pond Parkway	New house on vacant lot and landscaping	02/10/2006		
091-0182	22 Mill Street	Parking lot kiosk	10/21/2005		
091-0183	Acorn Park Drive	Alewife Reservation path	03/29/2006		
091-0184	147 Thorndike Street	house addition	03/08/2006		

091-0185	Upper Mystic Lake	Upper Mystic lake Treatment	06/02/2006		preceeded 091-0277
091-0186	Brattle Street	Townhome construction	08/23/2006		
091-0187	Menotomy Rocks Park	Hills Pond path	11/17/2006		
091-0188	9 Dudley Street Place	redevelopment	09/25/2006		
091-0189	15 Thesda Street	house demo and reconstruction	01/22/2007		
091-0190	19 Lakeview Street	house addition	06/25/2007		
091-0191	45 Hopkins Road	landscaping, fence	07/06/2007		
091-0192	67 Beverly Road	house addition	11/28/2007		
091-0193	1 Mass Ave	Basketball court	02/04/2008		
091-0194	Spy Pond	Aquatic management of Spy Pond	05/07/2008		
091-0195	53 Grove Street	Gas line upgrade	06/20/2008	not signed	closed
091-0196	56 Dothan Street	new house	08/22/2008	5/17/2019	ongoing vegetation condition
091-0197	995 Massachusetts Avenue	Mill Brook bank stabilization	09/05/2008	not signed	closed
091-0198	26 Lakeview Street	house addition	08/28/2008		not constructed, expired
091-0199	46 POND LANE	house demo and reconstruction	10/03/2008		
091-0200	Between Rte 2 & Mystic Valley Pkwy	Alewife Greenway path	04/03/2009		
091-0201	NEAR LAKESHORE DRIVE	Mystic Dam Rehabilitation	04/06/2009		
091-0202	837-821 MASSACHUSETTS AVENUE	CVS Redevelopment	04/29/2009		
091-0203	THORNDIKE FIELD EXT.	Thorndike parking lot	06/08/2009		
091-0204	MILL LANE & BRATTLE STREET	Mill Brook culvert replacements	07/13/2009		
091-0205	18 REED STREET	House construction	07/15/2009		
091-0206	60 POND LANE	Dock replacement	06/30/2009		
091-0207	1389 MASSACHUSETTS AVENUE	Underground Storage Tank removal	07/31/2009		

091-0208	SPY POND	Phragmites Removal at Spy Pond	09/21/2009	
091-0209	50 LOWELL STREET	Mill Brook culvert replacement	10/05/2009	
091-0210	1007 MASSACHUSETTS AVENUE	Highland fire station redevelopment	01/22/2010	
091-0211	LOT C COOLIDGE ROAD			
091-0212	KELWYN MANOR PARK	Phragmites Removal at Kelwyn Manor Park	05/10/2010	
091-0213	30 - 50 MILL STREET	Brighams Sqaure redevelopment		
091-0214	18 HAMILTON STREET	Shoreline stabilization - biologs and plantings		after 091-0087
091-0215	MYSTIC VALLEY PARKWAY - ALEWIFE BRIDGE	Mystic Valley Parkway bridge repairs over Alewife Brook	05/26/2010	
091-0216	6 LAWRENCE LANE	addition and deck	06/02/2010	
091-0217	59 BEVERLY ROAD	house demo and reconstruction	06/22/2010	
091-0218	ELIZABETH ISLAND, SPY POND	Phragmites Removal on Elizabeth Island	08/26/2010	
091-0219	54 SPY POND PARKWAY	Phragmites Removal	08/26/2010	
091-0220	16 SPY POND PARKWAY	Phragmites Removal	08/26/2010	
091-0221	25 GOULD ROAD	Phragmites Removal	08/26/2010	
091-0222	218 PLEASANT STREET	Phragmites Removal	08/26/2010	
091-0223	204 PLEASANT STREET	Phragmites Removal	08/26/2010	
091-0224	248 PLEASANT STREET	Phragmites Removal	08/26/2010	
091-0225	208 - 210 PLEASANT STREET	Phragmites Removal	09/17/2010	
091-0226	BETWEEN RTE 2 AND SPY POND	Phragmites Removal	09/17/2010	

091-0227	LINWOOD STREET	Path work (pilot path, new material)	10/27/2010		
091-0228	1165 MASSACHUSETTS AVENUE				
091-0229	LOT E - DOTHAN STREET				
091-0230	19 SHERATON PARK	House reconstruction	03/09/2011		
091-0231	GROVE STREET TENNIS COURTS	tennis court reconstruction	04/14/2011		
091-0232	LOWELL STREET	Reservoir Habitat Garden	04/15/2011		
091-0233	63 BEVERLY ROAD	house demo and reconstruction	07/21/2011	~11/20/2012	closed
091-0234	ARLINGTON RESERVOIR ON LOWELL STREET	Reservoir Habitat Garden waterline	06/06/2011		
091-0235	42 SPY POND PARKWAY	underground storage tank removal and remediation	06/06/2011		
091-0236	POND LANE	Spy Pond Park rain garden	07/20/2011		
091-0237	63 SUNNYSIDE AVENUE	addition and deck	08/08/2011		
091-0238	THORDIKE STREET EXT.	Dog park			
091-0239	15 PARKER ROAD	Addition	02/10/2012	11/9/2012	closed
091-0240	0 MYSTIC STREET	AC Field Turf	03/29/2012		
091-0241	0 MASSACHUSETTS AVENUE (OFF DRAKE ROAD)	Hurd porous pavement parking lot	06/08/2012		
091-0242	TEN DEVEREAUX STREET	Dock construction	07/25/2012		
091-0243	459 MYSTIC STREET	redevelopment	10/18/2012	9/30/2015	closed
091-0244	30 SPY POND PARKWAY	house demo and reconstruction	01/09/2013	~8/15/2014	closed
091-0245	MEDFORD STREET AT MYSTIC VALLEY PARKWAY	Mystic River oil spill clean-up	08/08/2014		

091-0246	869 MASSACHUSETTS AVE.	Culvert repairs near High School	07/19/2013		
091-0247	343 MYSTIC STREET	Landscaping- slope mitigation, invasives removal, native planting	11/13/2013		
091-0248	ROUTE 2 AT ROUTES 3 & 16	Intersection improvements	01/08/2014		
091-0249	DOTHAN STREET				
091-0250	WRIGHT STREET	Wright Street paving	06/10/2014		
091-0251	MT. PLEASANT CEMETERY	Mt Pleasant Cemetery Columbarium	08/08/2014		
091-0252	14 LAKESHORE DRIVE		08/08/2014	07/24/2020	aclosed
091-0253	15 THESDA STREET	addition	10/20/2014	6/19/2019	closed
091-0254	19 MASSACHUSETTS AVENUE	Hotel Addition	02/27/2015	8/3/2017	ongoing conditions #26 and #36
091-0255	133 THORNDIKE STREET	Addition and deck	12/05/2014		
091-0256	0 LOMBAARD TERRACE	Spy Pond tennnis courts renovation and expansion	02/06/2015		
091-0257	22 MILL STREET	Mill St garage repairs	04/08/2015	7/24/2017	closed
091-0258	SPY POND	Spy Pond Aquatic Management	06/11/2015		
091-0259	44 HOPKINS ROAD	Driveway pavement removal	06/20/2015		
091-0260	HILLS POND AT MENOTOMO ROCKS PARK	Hills Pond Aquatic Management	07/13/2015		
091-0261	0 ELIZABETH ISLAND	Elizabeth Island Pathways	07/13/2015		
091-0262	1167R MASSACHUSETTS AVENUE		09/04/2015	10/8/2019	closed
091-0263	86 COOLIDGE ROAD	driveway repair	10/22/2015	2/9/2016	closed
091-0264	26 SPY POND PARKWAY	addition	09/21/2015		

091-0265	4 MYSTIC BANK	wall removal and replacement	09/30/2015	11/5/2016	closed
091-0266	111 SUNNYSIDE AVENUE	House renovation	01/12/2016	1/11/2019	closed, work not completed (invalid OOC)
091-0267	71 DOTHAN STREET	house demo and reconstruction	12/07/2015	8/8/2019	closed
091-0268	ARIZONEA TERRACE	demo and reconstruction of fire-damaged section of condomuniums	12/07/2015		
091-0269	17 MILL STREET	tree removal	03/07/2016	7/20/2017	closed
091-0270	84 WRIGHT STREET	addition	04/11/2016		
091-0271	HILLS POND	Hills Pond Aquatic Management/dredging	07/19/2016		
091-0272	1167R MASS AVENUE	Overhead photovoltaic array and rehab of Ryder Brook bank	04/13/2016		was this work completed?
091-0273	16 MAGNOLIA STREET	Magnolia Park renovation	06/22/2016		
091-0274	12 CLYDE TERRRACE	house demo and reconstruction	08/24/2016		
091-0275	47 SPY POND LANE (LOT B)	house demo and reconstruction	10/26/2016	Denial OOC	
091-0276	47 SPY POND LANE (LOT A)	house demo and reconstruction	10/26/2016	Denial OOC	
091-0277	UPPER MYSTIC LAKE	Lower Mystic Lake Aquatic Management	extended 12/31/2021		
091-0278	88 COOLIDGE ROAD	construction of house on empty lot	10/11/2017		extended permit to 10/05/2023
091-0279	17 REED STREET	house demo and reconstruction	10/27/2016	7/12/2019	ongoing vegetation condition
091-0280	MYSTIC VALLEY PARKWAY	geotechnical borings, tests pits, and soft digs	10/10/2016		

091-0281	18 NOURSE ST.	single family house demo and reconstruction of two family	03/16/2017	requested, waiting on additional materials from Applicant	
091-0282	13 -15 LAUREL STREET	landscape restoration for wildlife (passage, removal of invasives, native plantings)	11/21/2016	12/13/2016	closed
091-0283	40 REED STREET	addition and deck	12/05/2016		
091-0284	MYSTIC RIVER RESERVATION	Mystic 35 Restoration Outfall	03/13/2017	almost requested	
091-0285	MYSTIC VALLEY PARKWAY	replacement of 24-inch natural gas transmission line using horizontal directional drilling	05/05/2017		
091-0286	MYSTIC RIVER STATE RESERVATION	outfall maintenance	05/15/2017		
091-0287	19R PARK AVENUE	construction of affordable multifamily housing unit	12/11/2017	extended permit to 12/07/2023	
091-0288	11 PRINCETON ROAD	remove concrete shed, build deck	10/19/2017	Emailed about RCOC	
091-0289	79 DOTHAN STREET	house demo and reconstruction	12/14/2017	12/28/2018	continuing conditions #39 and #40
091-0290	83 DOTHAN STREET	house demo and reconstruction	12/18/2017	12/28/2019	continuing conditions #40 and #41
091-0291	2 GARDEN STREET	demo building and reconstruction of new building and parking lot	07/09/2018	Emailed about RCOC	
091-0292	62-64 FAIRMONT STREET	2-family demo and reconstruction	05/23/2018	2/7/2019	continuing conditions #38 and #39
091-0293	114-116 MILTON STREET	addition	06/27/2018	probably need to request an extension	
091-0294	10, 12, AND 14-16 MILL STREET & MILL BROOK DRIVE	redevelopment of two buildings	06/27/2018	probably need to request an extension	
091-0295	107 FAIRMONT STREET		06/27/2018	probably need to request an extension	

091-0296	LAKE SHORE DRIVE	Mystic Lake aquatic management		probably need to request an extension	
091-0297	73 HENDERSON ST	demo and reconstruct house	08/27/2018	8/5/2019	continuing conditions #38, #39, #40
091-0298	69 HENDERSON ST	demo and reconstruct house	08/27/2018	8/5/2019	continuing conditions #39, #40, #41
091-0299	SPY POND	Spy Pond shoreline stabilization and erosion control project	09/12/2018	9/3/2020	closed
091-0300	46 SPY POND PARKWAY	demo and reconstruct house	11/26/2018	requested	
091-0301	17 MILL STREET	invasive removal, wall reinforcement	10/23/2018		
091-0302	MYSTIC RIVER STATE RESERVATION	outfall maintenance	10/23/2018		
091-0303	ARLINGTON RESERVOIR - OFF LOWELL STREET	DUPLICATE NOI #			
091-0304	ARLINGTON RESERVOIR - OFF LOWELL STREET	Reservoir pump house improvements	01/10/2019	2/22/2021	closed
091-0305	35 GROVE STREET	Wellington Park MVP project	2/19/2019		
091-0306	66 HUTCHINSON ROAD	hardscape and landscape backyard	4/10/2019		
091-0307	88-90 VARNUM STREET			3/5/2020	continuing conditions #37, #38
			4/20/2019		
091-0308	100 SPY POND PARKWAY	demo and reconstruct house	5/29/2019		
091-0309	34 Dudley Street	demo and reconstruct garage	7/31/2019		
091-0310	Spy Pond	Spy Pond sand bar dredging	9/23/2019		
091-0311	61 Sunnyside Ave	Addition	8/7/2019	8/7/2020	continuing conditions #40, 41, 42, 43, 44, 45, 46, 48

091-0312	86 River Street	demo and reconstruct garage	9/20/2019
091-0313	36 Peabody Road	hardscape and landscape backyard	9/20/2019
091-0314	1167R Massachusetts Ave	deck construction	11/29/2019
091-0315	10 Sheraton Park	bank stabilization, landscaping, shed	10/21/2019
091-0316	1389 MASSACHUSETTS AVENUE	Soil remediation	11/29/2019
091-0317	47 Spy Pond Lane Lot 2	demo and construct house	5/14/2020
091-0318	47 Spy Ponf Lane Lot 1	construct house	5/14/2020
091-0319	93 Sunnyside Ave	addition	4/29/2020
091-0320	77 Sunnyside Ave	addition	5/5/2020
091-0321	1297 Mass Ave	soil remediation and replanting	6/9/2020
091-0322	105 Lafayette St	demo and construct house	6/9/2020
091-0323	869 Mass Ave, AHS	AHS building project	7/23/2020
091-0324	35 Grove Street	Wellington Park Phase 2	
091-0325	35 Grove Street	DUPLICATE NOI #	DUPLICATE
091-0326	51 Grove Street, Town Yard Facilities	Town Yard Renovation	
091-0327	Arlington Reservoir	Arlington Reservoir Master Plan phase 2	



Town of Arlington, Massachusetts

Request for Certificate of Compliance

Summary:

Request for Certificate of Compliance: 46 Spy Pond Parkway
MassDEP File #091-0300 - Continued

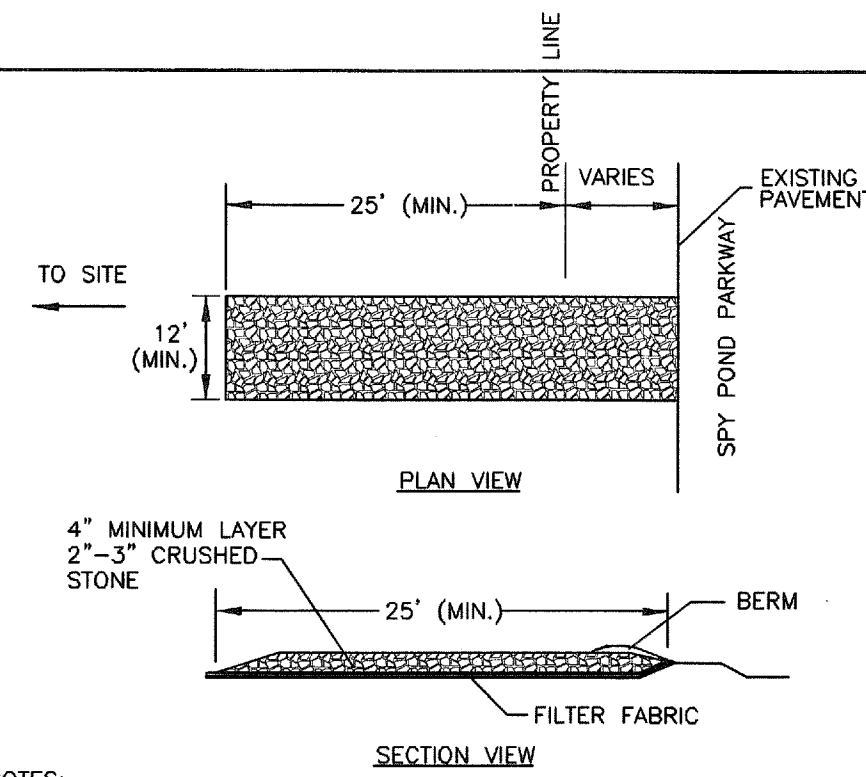
The project as approved proposed to raze and rebuild an existing single family home and add resource area improvements through a native vegetation buffer along Spy Pond and pervious paver driveway, 8:30pm walkways, and patio in the 100-ft wetlands buffer and AURA of Spy Pond. The project was approved on 11/20/2018.

ATTACHMENTS:

Type	File Name	Description
Request for Certificate of Compliance	46_Spy_Pond_Parkway_Plan_10232018.pdf	46 Spy Pond Parkway Proposed Plan
Request for Certificate of Compliance	46_Spy_Pond_Parkway_Planting_Plan_10202018.pdf	46 Spy Pond Parkway Proposed Planting Plan
Request for Certificate of Compliance	46_Spy_Pond_Parkway_Recorded_OOC_11292018.pdf	46 Spy Pond Parkway OOC
Request for Certificate of Compliance	46_Spy_Pond_Parkway_RCOC_Cover_Letter_08252020.PDF	46 Spy Pond Parkway Request for COC Letter
Request for Certificate of Compliance	46_Spy_Pond_Parkway_RCOC.pdf	46 Spy Pond Parkway Request for COC
Request for Certificate of Compliance	46_Spy_Pond_Parkway_As-Built.PDF	46 Spy Pond Parkway As Built
Request for Certificate of Compliance	46_Spy_Pond_Parkway_COC_Additional_Letter_02252021.pdf	46 Spy Pond Parkway RCOC Additional Letter

GENERAL NOTES

- ELEVATIONS REFER TO MAD 83. BENCHMARK: PK NAIL SET IN UTILITY POLE NEAR THE SOUTH EAST PROPERTY CORNER, ELEVATION = 11.9.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND 10/28/17, 7/25/18.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE TOWN ENGINEER & DPW.
- IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- ALL OF THE ROOF RUNOFF FROM THE PROPOSED ROOF SURFACES INDICATED SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED LEACHING GALLEYS.
- ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING GALLEYS AND TO A DISTANCE 5' laterally IN ALL DIRECTIONS BEYOND THE SIDES OF THE GALLEYS. BACKFILL AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
- ANY PROPOSED WALLS BY OTHERS.
- SOIL CONDITIONS AND GROUNDWATER ELEVATION SHALL BE EVALUATED AT THE TIME OF CONSTRUCTION. THE PROPOSED DRAINAGE SYSTEM SHALL BE MODIFIED, IF REQUIRED.

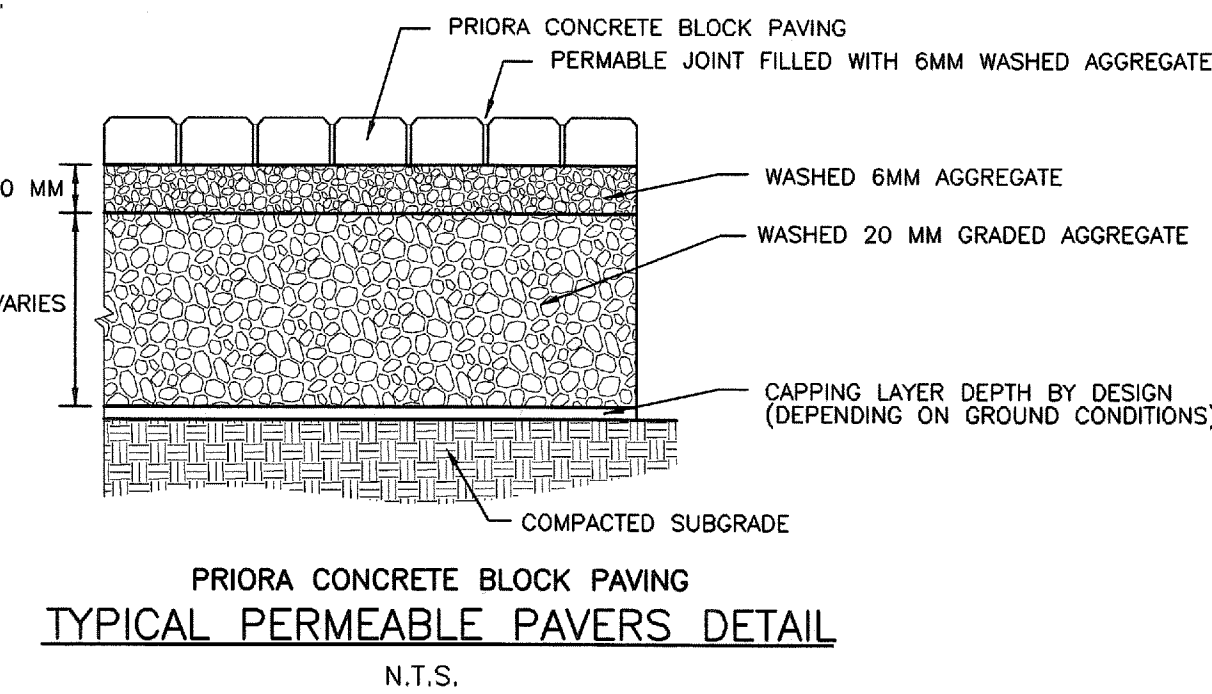


NOTES:

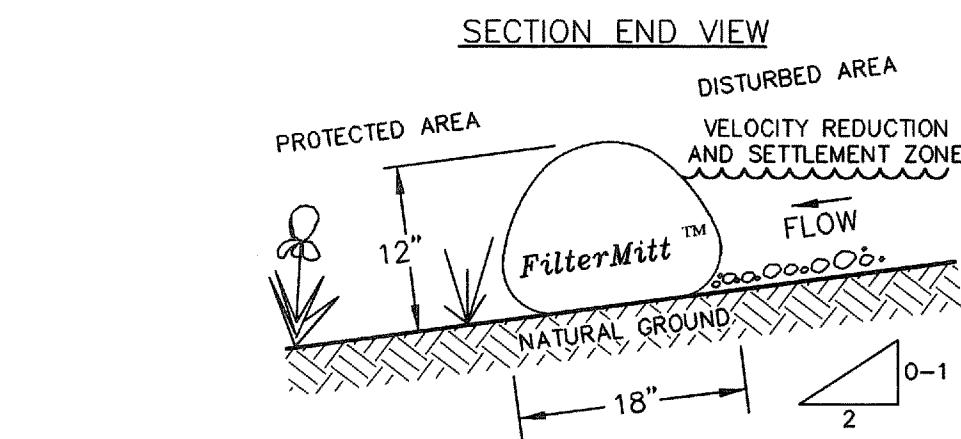
- ENTRANCE WIDTH SHALL BE A TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

CONSTRUCTION ENTRANCE

N.T.S.

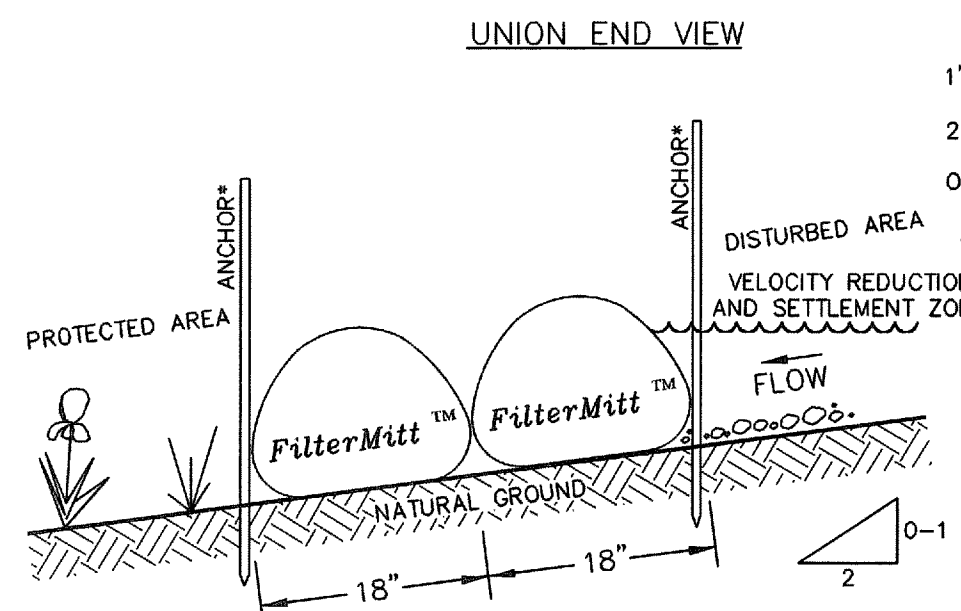


TYPICAL PERMEABLE PAVERS DETAIL
N.T.S.



SECTION END VIEW

SECTION TOP VIEW



UNION END VIEW

UNION TOP VIEW

FilterMitt™ COMPONENTS:

- OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: *FiberRoot Mulch™*
• A blend of coarse and fine compost and shredded wood.
• Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
• Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./l.f.)

For more information visit:
www.groundscapecxpress.com
or contact us at:
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093
(508) 384-7140

FilterMitt™ INSTALLATION:

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

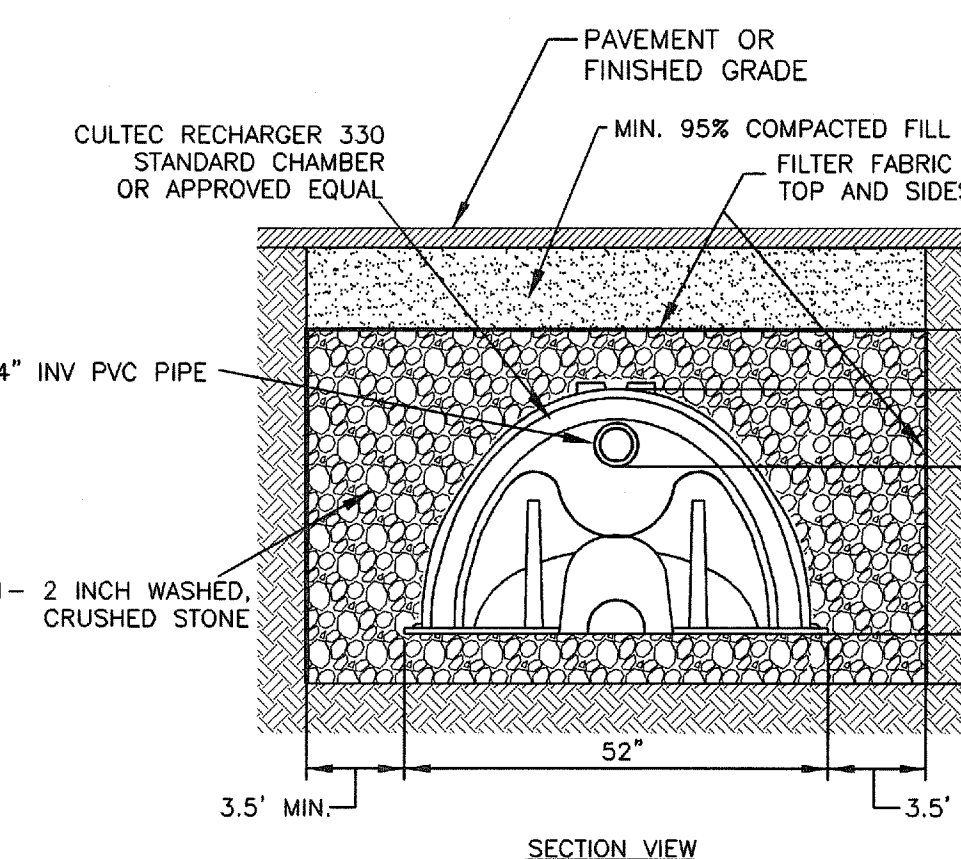
Sections can also be delivered to the site in lengths from 1' to 8'.

The flexibility of *FilterMitt™* allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.

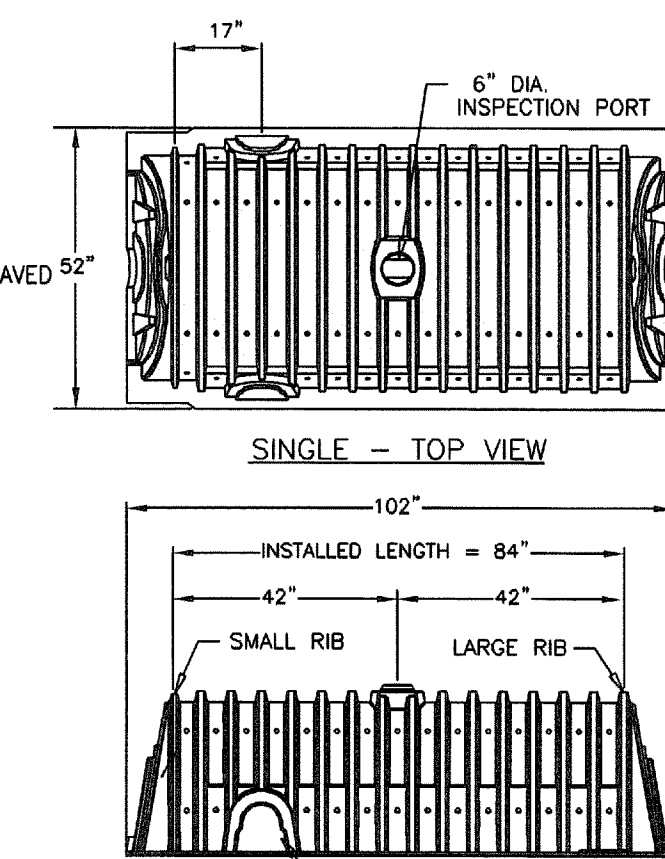
Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union.

FilterMitt™ by Groundscapes Express, Inc.

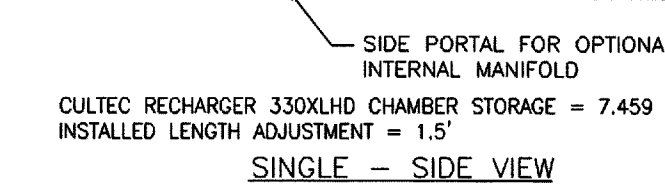
2:1 SLOPES OR LESS
SILTATION CONTROL DETAIL
N.T.S.



SECTION VIEW

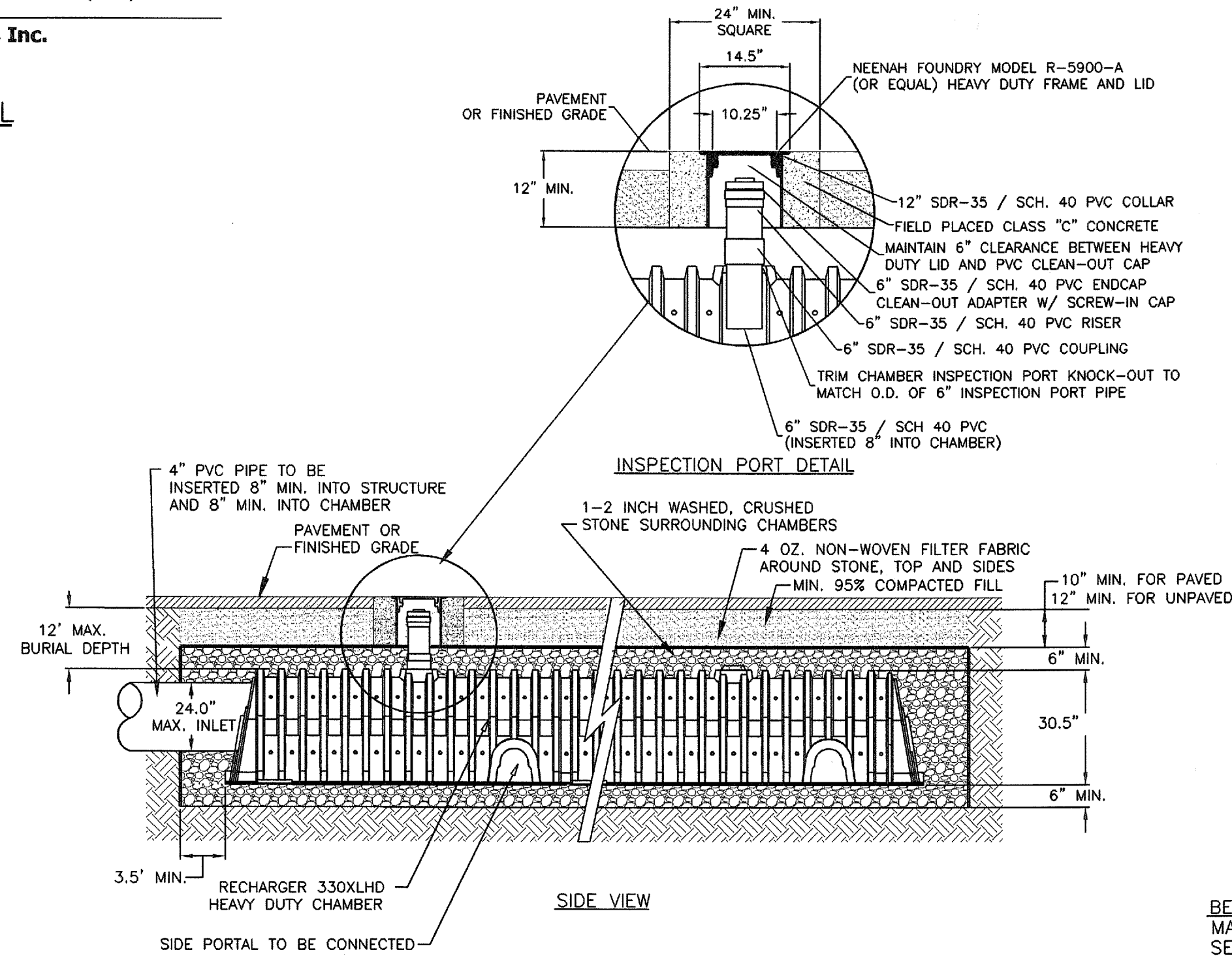


SINGLE - TOP VIEW



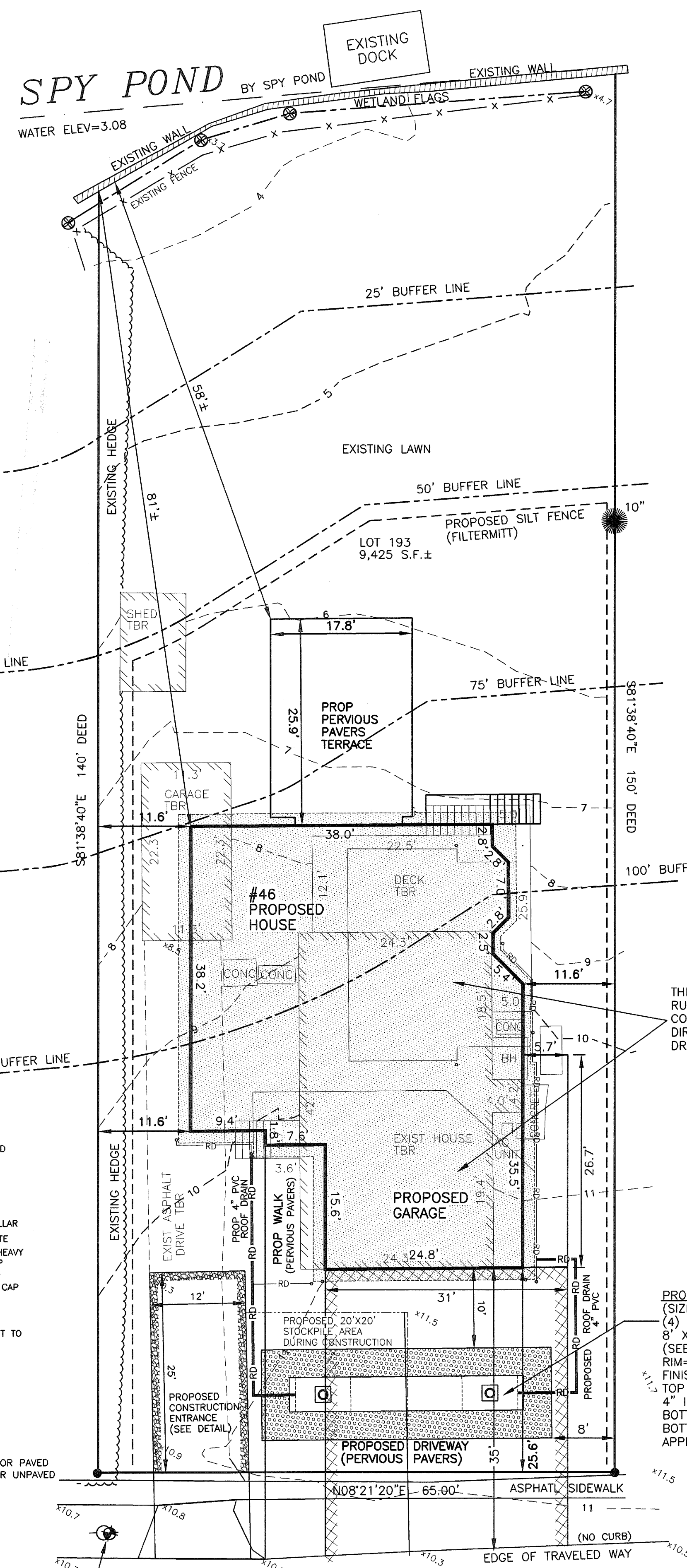
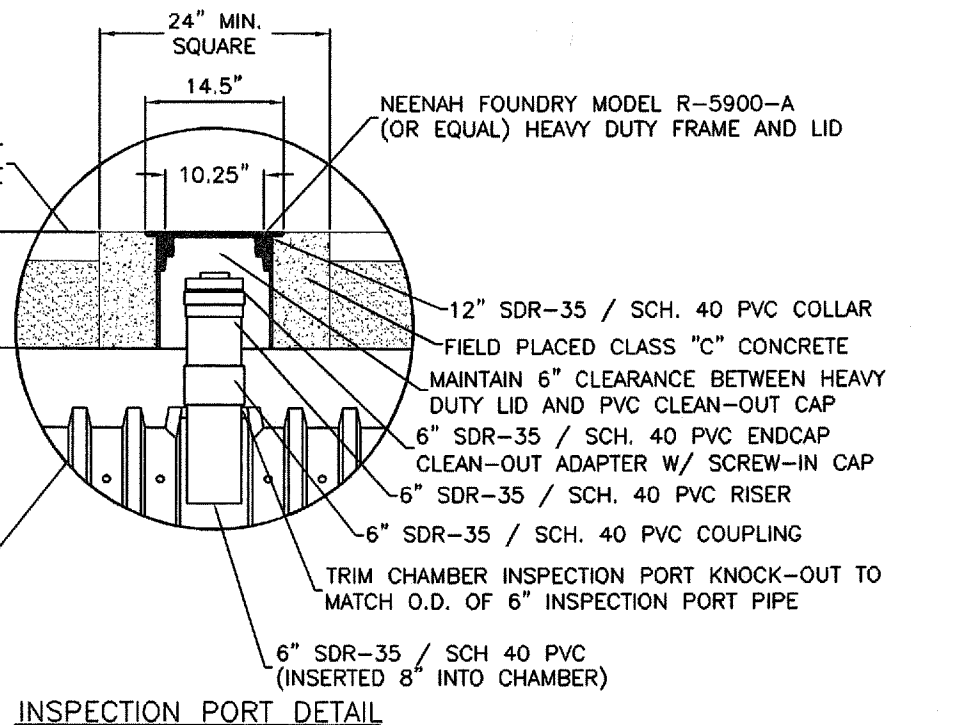
SINGLE - SIDE VIEW

TRAFFIC APPLICATION
CULTEC RECHARGER 330XL CHAMBER SYSTEM
N.T.S.



INSPECTION PORT DETAIL

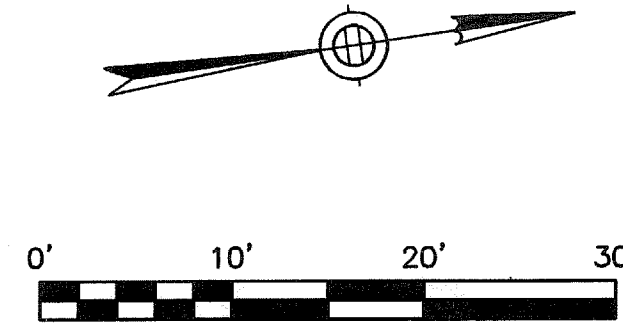
SIDE VIEW



SPY POND PARKWAY
(60' WIDE PUBLIC)

BENCHMARK
MAGNETIC NAIL
SET IN UTILITY POLE
ELEVATION 11.9
NAD83

ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
info@everettbrooks.com



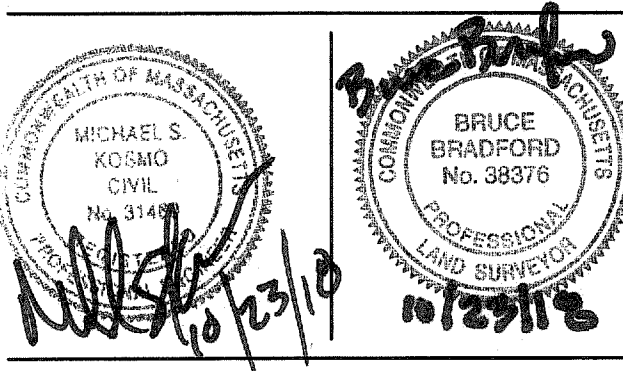
DEED REFERENCE:
BK 1478 PG 58
PLAN REFERENCE:
L.C.C. 16919 D

LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- THM DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71 PROPOSED CONTOUR
- 71- EXISTING CONTOUR
- D DRAIN LINE
- RD ROOF DRAIN
- FD FOUNDATION DRAIN
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- OHW OVERHEAD WIRES
- X FENCE
- STONEWALL
- HEDGE
- TREE LINE

THE ENTIRE PROPOSED ROOF RUNOFF AREA SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED DRAINAGE SYSTEM.

PROPOSED DRAINAGE SYSTEM
(SIZED FOR THE 100-YR STORM)
(4) CULTEC RECHARGER 330XL CHAMBERS
8' X 4.33' W/ 3.5' STONE SURROUND
(SEE DETAIL)
RIM=11.4±
FINISHED GRADE=10.9±
TOP OF CHAMBERS=8.04
4" INV=7.50
BOTTOM OF CHAMBERS=5.00
APPROX. GROUNDWATER ELEVATION=3



PLAN OF LAND IN
ARLINGTON, MA
46 SPY POND PARKWAY
PROPOSED ADDITION

SCALE: 1 IN. = 10 FT.
DATE: SEPTEMBER 4, 2018
DRAWN: GA/ES
CHECK: BB & MSK

REVISIONS:
10/23/18 VARIOUS REVISIONS ES

PROJECT NO. 24816

The office of MICHAEL J SCANLON
Interior Design Space Planning Architectural Detail
28 Holyoke Street, Boston, MA 02116 Tel 617-894-9111
E-Mail mjs@mjscanlon.com
National Council for Interior Design Qualification



2018 01802528
Bk: 01478 Pg: 58 Cert#: 260345
Doc: ORD 11/29/2018 10:52 AM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #
091-0300
eDEP Transaction #
Arlington
City/Town

A. General Information

Please note:
this form has
been modified
with added
space to
accommodate
the Registry
of Deeds
Requirements

Important:
When filling
out forms on
the
computer,
use only the
tab key to
move your
cursor - do
not use the
return key.



1. From: Arlington
Conservation Commission
2. This issuance is for
(check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:

Sean
a. First Name Galvin
b. Last Name

c. Organization

d. Mailing Address
630 High Street, Medford

e. City/Town MA f. State 02155 g. Zip Code

4. Property Owner (if different from applicant):

a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

46 Spy Pond Parkway
a. Street Address Arlington
b. City/Town 104 193

18
c. Assessors Map/Plat Number 9-2
d. Parcel/Lot Number

Latitude and Longitude, if known: 42d24m18.108s 71d9m21.06s
d. Latitude e. Longitude

260345

MS



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #
091-0300
eDEP Transaction #
Arlington
City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
Middlesex South 260345
a. County b. Certificate Number (if registered land)
1478 58 Document #: 1709447
c. Book d. Page
7. Dates: 7/19/2018 11/1/2018 11/20/2018
a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
Plan of Land in Arlington, MA
a. Plan Title
Everett M. Brooks Co. Michael S. Kosmo (Engineer) 9/4/2018
b. Prepared By c. Signed and Stamped by
10/23/2018 1"=20'
d. Final Revision Date e. Scale
See attached
f. Additional Plan or Document Title g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a. ☒ Public Water Supply b. ☐ Land Containing Shellfish c. ☒ Prevention of Pollution
d. ☐ Private Water Supply e. ☐ Fisheries f. ☒ Protection of Wildlife Habitat
g. ☒ Groundwater Supply h. ☒ Storm Damage Prevention i. ☒ Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. ☒ the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #
091-0300
eDEP Transaction #
Arlington
City/Town

B. Findings (cont.)

Denied because:

- b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
3. ☒ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) 66.9
a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	a. square feet	b. square feet	12 c. square feet	12 d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	a. square feet	b. square feet	c. ^{cu yd} nourishment	d. ^{cu yd} nourishment
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	c. ^{cu yd} nourishment	d. ^{cu yd} nourishment
15. <input type="checkbox"/> Coastal Banks	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		
22. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



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B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BWV) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. ☒ Restoration/Enhancement *:

890

a. square feet of BWV

b. square feet of salt marsh

24. ☐ Stream Crossing(s):

a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on _____ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,
"Massachusetts Department of Environmental Protection" (or, "MassDEP")
"File Number 091-0300 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1) ☐ is subject to the Massachusetts Stormwater Standards
- (2) ☒ is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
 - ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
 - iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

See attached Findings and Conditions

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No
2. The Arlington Conservation Commission hereby finds (check one that applies):

- a. ☐ that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b. ☒ that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Arlington Bylaw for Wetlands Protection

Title V, Art 8

1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See attached Findings and Conditions



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E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

Please indicate the number of members who will sign this form.

This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signatures:

11/20/2018
1. Date of Issuance
4
2. Number of Signers

☒ by hand delivery on

Date

11/20/2018

☐ by certified mail, return receipt requested, on

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



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G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Arlington

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Arlington

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

46 Spy Pond Parkway

Project Location

091-0300

MassDEP File Number

Has been recorded at the Registry of Deeds of:

Middlesex South

County

Book

Page

for:

Sean Galvin

Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

DOCUMENTS REVIEWED

1. Notice of Intent for work at 46 Spy Pond Parkway, Arlington, MA, prepared by Goddard Consulting LLC, for the Applicant: Sean Galvin, dated July 16, 2018.
2. Wetland Border Report, prepared by Goddard Consulting LLC, dated July 24, 2018.
3. Square Footage Existing and Proposed Impermeable Area, prepared by Goddard Consulting LLC, amended March 2018, revised June 12, 2018, revised again October 12, 2018.
4. Existing Conditions Plan of 46 Spy Pond Parkway, prepared by Everett M. Brooks Co. and the Studio of Michael J Scanlon, stamped by Bruce Bradford, dated June 11, 2018, revised October 23, 2018.
5. Proposed Plan of 46 Spy Pond Parkway, prepared by Everett M. Brooks Co. and the Studio of Michael J Scanlon, stamped by Bruce Bradford, dated June 11, 2018, revised October 23, 2018.
6. Notations on Treatment of Landscape & Materials for Drive, Paths and Terrace, prepared by the Studio of Michael J Scanlon, dated June 30, 2018.
7. Detailed Plan of Land in Arlington, MA, prepared by Everett M. Brooks Co., stamped by Michael S. Kosmo (Civil) and Bruce Bradford (Land Surveyor), dated September 4, 2018, revised October 23, 2018.
8. Entire Proposed Roof Runoff Area and Drainage Analysis, prepared by Everett M. Brooks Co., stamped by Michael S Kosmos, dated September 4, 2018, revised September 27, 2018.
9. Alternatives Analysis, prepared by not listed, date not listed.
10. Climate Change Resilience Compliance, prepared by Goddard Consulting LLC, dated October 22, 2018.
11. Plan Showing Vegetated Buffer, prepared by Michael J Scanlon, dated October 20, 2018.
12. Existing Planting in the 100 Foot Buffer Plan, prepared by Michael J Scanlon, dated October 20, 2018.
13. Plan Showing 12 Foot Vegetation Buffer at Pond, prepared by Michael J Scanlon, dated October 20, 2018.
14. 12' Vegetation Buffer Planting Plan, prepared by Michael J Scanlon, dated October 20, 2018.

15. Letter from MassWildlife concerning proposed buffer planting, prepared by Mass Division of Fisheries & Wildlife, dated October 30, 2018.

PROCEDURAL SUMMARY

The Conservation Commission held a public hearing on the Notice of Intent on August 2, 2018. The hearing was continued several times at the request of the applicant. The Commission closed the hearing on November 1, 2018, and on November 15, 2018 deliberated and voted 7-0 to approve the Project with conditions under the Wetlands Protection Act (the "Act") and voted 7-0 to approve the Project with conditions under the Arlington Wetlands Protection Bylaw (the "Bylaw").

FINDINGS OF FACT AND LAW
UNDER ARLINGTON WETLANDS PROTECTION BYLAW
AND WETLANDS PROTECTION ACT

- A. The Project as approved involves the demolition and construction of a single family home on a parcel abutting Spy Pond. The new home will create a net increase of 144.25 square feet of impervious surface within the 100 foot wetland buffer/Adjacent Upland Resource Area. The project includes the construction of pervious-paved driveway, walkways, and backyard terrace. The project also includes the creation of a 890 square foot vegetated buffer toward the pond-end of the parcel near existing vegetation along the pond's bank. The project's drainage system captures the entire roof's runoff and infiltrates the water through a Cultec Recharger system.
- B. The parcel is approximately 9,425 square feet, located on Spy Pond, near the Spy Pond Parkway and Bay State Road intersection.
- C. The following Resource Areas are present on the site or within 100 feet of the lot lines: Bordering Vegetated Wetland ("BVW") and Adjacent Upland Resource Area ("AURA") (Bylaw) and Buffer Zone (Act) to Bank and BVW. The Commission finds accurate the delineation of Resource Areas shown on the approved Site Plan.
- D. The proposal also includes the construction of a native vegetated wetlands mitigation buffer.
- E. Based on the testimony at the public hearing, and review of the application materials and the documents listed above submitted during the public hearing, the Commission concludes that the proposed Project will not alter Resource Areas under the Act and Bylaw, the work as conditioned will not have significant or cumulative effects upon the interests of the Wetlands Protection Act or the Resource Area values of the Arlington Wetlands Bylaw when the conditions imposed are implemented to protect the Resource Area values. With the conditions contained herein, the Project meets the performance standards in the Bylaw Regulations and state Wetlands Regulations, 310 CMR 10.00.

Additional Special Conditions

In addition to the General Conditions (numbered 1 – 20 above), the Project is subject to the following Additional Special Conditions (under both the Act and Bylaw):

21. Work permitted by this Order and Permit shall conform to the Notice of Intent, the approved plans and documents (listed above), and oral representations (as recorded in hearing minutes) submitted or made by the Applicant and the Applicant's agents or representatives, as well as any plans and other data, information or representations submitted per these Conditions and approved by the Commission.
22. The provisions of this Order and Permit shall apply to and be binding upon the Applicant and Applicant's assignees, tenants, property management company, employees, contractors, and agents.
23. No work shall be started under this Order until: (a) all other required permits or approvals have been obtained and (b) the appeal period of ten (10) business days from the date of issue of this Order has expired without any appeal being filed and (c) this Order has been recorded in the Registry of Deeds. No work shall be started under this Permit until all other necessary permits or approvals have been obtained.
24. The Applicant shall ensure that a copy of this Order of Conditions and Permit for work, with any referenced plans, is available on site at all times, and that contractors, site managers, foremen, and sub-contractors understand its provisions.
25. Prior to starting work, the Applicant shall submit to the Commission the names and 24-hour phone numbers of project managers or the persons responsible for site work or mitigation.
26. Before work begins, erosion and sediment controls shall be installed at the limits of the work area. These will include a silt fence and 12 inch straw or silt wattle around the entire work area (haybales are not allowed and silt socks are preferred).
27. The contractor shall contact the Conservation Agent (concomm@town.arlington.ma.us ; 781-316-3012) to arrange for a pre-construction meeting with the on-site project manager to walk through the Order of Conditions, confirm the wash out location, and walk the site to confirm the installation and placement of erosion controls prior to the start of any grading or construction work.
28. The contractor shall provide written Notice of the work start date to the Conservation Agent 48 hours prior to start of work.
29. All dumpsters must be covered at the end of each work day, and no dumpsters will be allowed overnight within the 100 foot Buffer Zone or Adjacent Upland Resource Areas ("AURA") or other Resource Areas.
30. No uncovered stockpiling of materials shall be permitted overnight within 100 feet of any waterway or water body.

31. Areas that are disturbed by construction and access activities shall as soon as possible be brought to final grade and reseeded and restabilized, and shall be done so prior to the removal of the erosion control barrier.
32. Arrangements shall be made for any rinsing of tools, equipment, etc. associated with on-site mixing or use of concrete or other materials such that the waste water is disposed of in the concrete wash out station-at least 50 feet from the resource area. In no case may waste water be discharged into or onto Resource Areas on or adjacent to the site. In no case may waste water be placed in stormdrains. Any spillage of materials shall be cleaned up promptly.
33. Any dirt or debris spilled or tracked onto any paved streets shall be swept up and removed daily.
34. No heavy equipment may be stored overnight within 50 feet of the wetland and no refueling or maintenance of machinery shall be allowed within the 100-foot Buffer Zone, 200-foot Resource Area, and Adjacent Upland Resource Area or within any Resource Area.
35. Any dewatering operations shall conform to the following:
 - (a) Notify the Conservation Commission that dewatering is required.
 - (b) Any catch basins, drain and outfalls to be used in dewatering operations shall be cleaned out before operations begin.
 - (c) Any water discharged as part of any dewatering operation shall be passed through filters, on-site settling basins, settling tank trucks, or other devices to ensure that no observable sediments or pollutants are carried into any Resource Area, street, drain or adjacent property.
 - (d) Measures shall be taken to ensure that no erosion or scouring shall occur on public or private property, or on the banks or bottoms of water bodies, as a result of dewatering operations.
36. The Commission, its employees, and its agents shall have the right of entry onto the site to inspect for compliance with the terms of this Order of Conditions and Permit until a Certificate of Compliance has been issued.
37. When requesting a Certificate of Compliance for this Order of Conditions, the Applicant must submit a written statement from a Massachusetts professional engineer, registered land surveyor, or registered landscape architect certifying that the completed work complies with the plans referenced in this Order, or provide an as-built plan and statement describing any differences.
38. The existing driveway shall be used as the construction entrance. One (1) foot of crushed stone shall be placed in the construction entrance.
39. At least 21 days prior to commencement of work, a revised Detailed Plan of Development shall be submitted by the Applicant and approved by the Conservation Commission clarifying the pervious paver depth (currently listed as "variable") of the driveway, walkways, and terrace. A minimum installation depth of two (2) feet shall be constructed for all pervious pavement.

40. At least 21 days prior to commencement of work, A new Detailed Plan of Development shall be submitted by the Applicant and approved by the Conservation Commission clarifying the size of the backyard pervious terrace. The backyard pervious terrace shall be constructed as a 17' x 17', rather than 25.8' x 17.8' as listed on the plans. These terrace dimensions and perviousness shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
41. Prior to plant installation, the Applicant shall submit planting plan details to the Conservation Commission for approval. Planting details shall include plant sizes, Latin names, regular names, number of plants, and transported method (containerized, balled-and-burlapped, etc.). All plantings shall be native and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
42. To avoid adding excess nitrogen runoff into Spy Pond, the Applicant shall only treat the lawn with slow release nitrogen fertilizer. Application of this fertilizer cannot occur in the summer, or after storm events. Lawn fertilizer shall only be applied twice a year, in spring and fall. No herbicides shall be used to treat invasive or unwanted plants. New plantings shall only be fertilized once, during the initial planting year. No rodenticides shall be used to treat pest management issues. This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
43. The Applicant shall install permanent markers (granite posts, etc.) along the lawn-facing edge of the vegetated buffer to prevent disruption and destruction, such as mowing. Maintenance of said permanent markings shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
44. Pervious surfaces shown on the project plans shall be maintained and not be replaced by impervious surfaces. This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

Doc 01802528

①

Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

On: Nov 29, 2018 at 10:52A

Document Fee 75.00

Receipt Total: \$75.00

NOTED ON: CERT 260345 BK 01478 PG 58

ALSO NOTED ON:

EVERETT M.

BROOKS

COMPANY

August 25, 2020

Sean Galvin
46 Spy Pond Parkway
Arlington, MA

RE: 46 Spy Pond Parkway, DEP File # 091-0300

Dear Mr. Galvin

Enclosed please find one (1) print of the plan entitled "Plan of Land in Arlington, MA 46 Spy Pond Parkway As-Built", dated June 29, 2020, revised 8/13/20..

This office completed an as-built survey and site inspections of the project site between June 2020 and August 2020. We find that the enclosed plan differs from the Order of Conditions and the approved site plan dated September 4, 2018, revised 10/23/20, as follows:

1. The planting area adjacent to Spy Pond is 742 S.F., a reduction from the proposed 890 S.F. planting area.
2. The backyard terrace was constructed at 25.8' x 17.8' as shown on the referenced site plan not at 17' x 17' as noted in Condition 40 of the Order of Conditions.
3. A larger basement access was constructed at the rear of the house. The paver access terrace is 75 S.F. with 36 S.F. of an added wall and steps, an increase from the proposed 50 S.F. access.
4. The impervious area within the 100 Buffer Zone is 990 S.F., an increase from the proposed area of 771 S.F.
5. Note that Condition 41 will need to be addressed by the Landscape Architect.

If you have any questions regarding this project, please feel free to call our office.

Very truly yours,

EVERETT M. BROOKS COMPANY



Michael S. Kosmo, P. E.

SURVEYORS & ENGINEERS

49 Lexington Street West Newton, MA 02465 (617) 527-8750 Fax: (617) 332-1578 www.everettbrooks.com

48 of 66



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

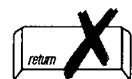
091-0300

Provided by DEP

A. Project Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Sean D. Galvin and Marimar Galvin

Name

46 Spy Pond Parkway

Mailing Address

Arlington

City/Town

MA

State

02474

Zip Code

781-640-6865

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Sean Galvin

Applicant

November 20, 2018

Dated

091-0300

DEP File Number

3. The project site is located at:

46 Spy Pond Parkway

Street Address

Arlington

City/Town

18

Assessors Map/Plat Number

9-2 (Lot 193)

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Sean Galvin

Property Owner (if different)

Middlesex

County

1478

Book

58

Page

260345

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

091-0300

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

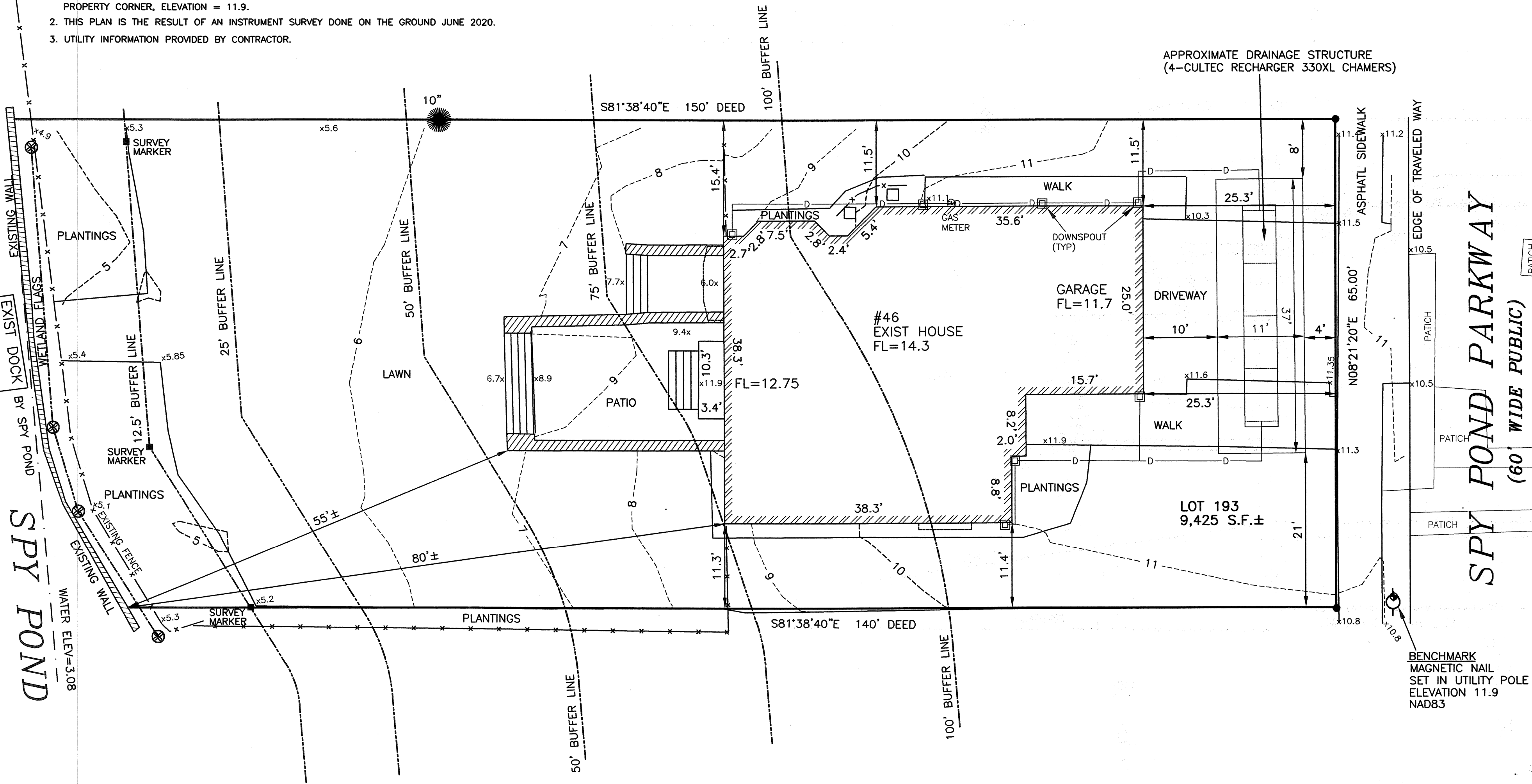
☐ No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

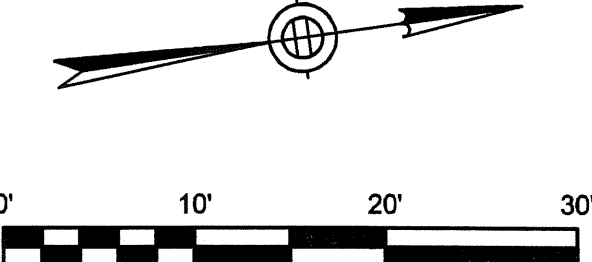
GENERAL NOTES

1. ELEVATIONS REFER TO NAD 83. BENCHMARK: PK NAIL SET IN UTILITY POLE NEAR THE SOUTH EAST PROPERTY CORNER, ELEVATION = 11.9.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND JUNE 2020.
3. UTILITY INFORMATION PROVIDED BY CONTRACTOR.



LEGEND

	UTILITY POLE		EXISTING CONTOUR
	WATER GATE		DRAIN LINE
	HYDRANT		ROOF DRAIN
	GAS GATE		FOUNDATION DRAIN
	SEWER MANHOLE		WATER LINE
	DRAIN MANHOLE		SEWER LINE
	CATCH BASIN		GAS LINE
	TREE		OVERHEAD WIRES
	LIGHT POLE		FENCE
	SIGN		HEDGE
	SPOT ELEVATION		TREE LINE



DEED REFERENCE:
BK 1478 PG 58
PLAN REFERENCE:
L.C.C. 16919 D

ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com



PLAN OF LAND IN
ARLINGTON, MA
46 SPY POND PARKWAY
AS-BUILT

SCALE: 1 IN. = 10 FT.
DATE: JUNE 29, 2020
DRAWN: GA/ ES
CHECK: BB & MSK

REVISIONS:

PROJECT NO. 24816



February 25, 2021

Arlington Conservation Commission
Arlington Town Hall
730 Massachusetts Avenue Annex
Arlington, Massachusetts 02476
Attention: Emily Sullivan, Administrator

RE: 46 Spy Pond Parkway, Arlington, MA
DEP Number: 091-0300

Dear Ms. Sullivan:

As you are aware, this office represents the owners Sean D. Galvin and Marimar Galvin relating to the outstanding Order of Conditions for the above-referenced property. On or about July 7, 2020, a Request for Certificate of Compliance was filed along with As Built Plans. As a result of said filing, the Commission had a few outstanding questions and concerns.

The purpose of this letter is to address the Commission's questions and concerns and also request to be placed on the agenda for your next public meeting so that we can address this matter.

It is our understanding that the outstanding questions and concerns cover a few of the Conditions, specifically:

Condition 39. At least 21 days prior to commencement of work, a revised Detailed Plan of Development shall be submitted by the Applicant and approved by the Conservation Commission clarifying the pervious paver depth (currently listed as "variable") of the driveway, walkways, and terrace. A minimum installation depth of two (2) feet shall be constructed for all pervious pavement.

Condition 40. At least 21 days prior to commencement of work, A new Detailed Plan of Development shall be submitted by the Applicant and approved by the Conservation Commission clarifying the size of the backyard pervious terrace. The backyard pervious terrace shall be constructed as a 17' x 17', rather than 25.8' x 17.8' as listed on the plans. These terrace

dimensions and perviousness shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

Condition 41. Prior to plant installation, the Applicant shall submit planting plan details to the Conservation Commission for approval. Planting details shall include plant sizes, Latin names, regular names, number of plants, and transported method (containerized, balled-and-burlapped, etc.). All plantings shall be native and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

As we would like to discuss these matters in more detail at the public hearing, our brief response to each are as follows:

Condition 39. It is admitted that in ignorance, the Owners believed that the engineer, Everett Brooks, was reporting back to the Commission and that any issues would have been brought up at that time of installation. In addition, the Owners believed that the inspection by Ms. Sullivan at the time of construction was sufficient enough to fulfill this condition. However, the Owners can confirm that the installation of the pavers was done in accordance to the instructions as attached hereto. In addition, it is very noticeable from the grade of the back terrace that enough crushed stone was placed below the terrace to allow the pavers to infiltrate accordingly as designed.

Condition 40. When excavation to construct the house and back terrace began, the water table was much higher than expected. As a result, the back terrace had to be higher than what was originally proposed. In an effort to keep the stairs at a reasonable steepness as a result of the increase in height, the terrace had to be elongated in order to allow this. As a result of the increased height of the terrace, impervious area increased from the proposed 771 square feet to 990 square feet which is due to the increased stairway and wall only.

Condition 41. See attached updated planting plan showing all plantings installed on the property which should satisfy the Commission.

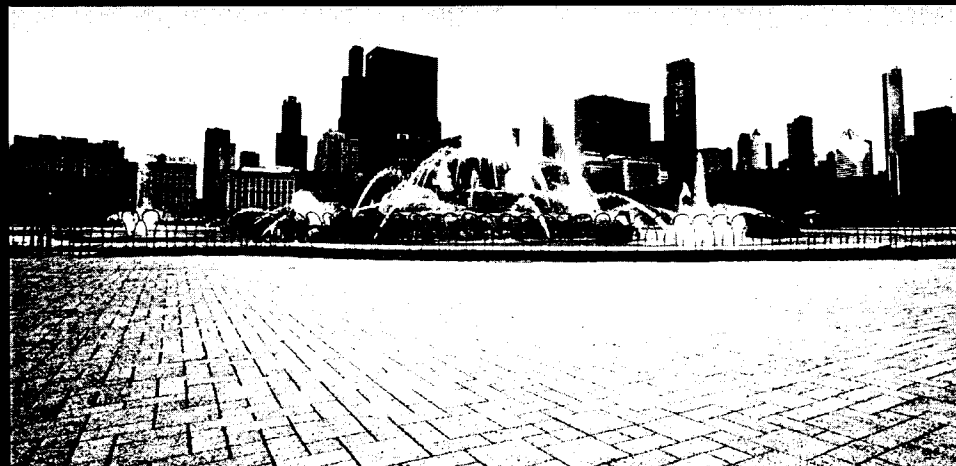
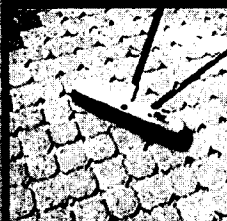
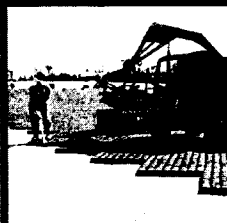
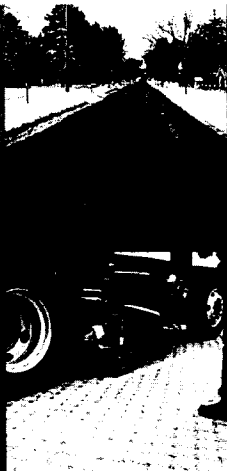
Please feel free to contact me with any additional questions or concerns with this matter and we look forward to discussing the particulars with you at your next public hearing.

Respectfully submitted,

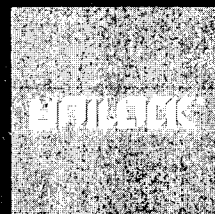
James A. Juliano

JAJ/abm

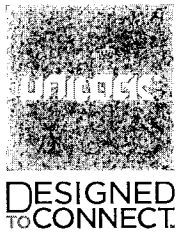
Enclosures



PERMEABLE PAVER MAINTENANCE GUIDE



DESIGNED
TO CONNECT



This guide is specific to Unilock® permeable pavers as a maintainable system for storm water runoff and does not cover cleaning concrete pavers themselves. Please see the Unilock Product Care and Maintenance Guide (available for download at www.unilock.com) for information on cleaning concrete pavers. The maintenance information in this guide is intended for Unilock permeable paver systems only and not for other types of permeable pavers or pervious systems.

Maintenance is necessary for any type of permeable pavement system, much like any impervious pavement with catch basins and underground infrastructure. Over the lifetime of the permeable paver system there will be a need to clean any sediment, soil, dirt and debris from the joint aggregate material to maintain a sufficient infiltration rate. Every project will vary in performance needs, as well as to the frequency in which the joint material must be cleaned. The surface infiltration rate must be greater than the regional 100 year rainfall intensity to adequately ensure no runoff is generated, which is only one goal for using permeable pavers. Unilock® suggests establishing a maintenance plan using the techniques in this document to prevent clogging.

Preceding Maintenance	4
Examples of Common Maintenance Issues	4
Maintenance Types	5
Maintenance Equipment	6
Strategic Procedures for Maintaining Infiltration	8
Recommended Seasonal Maintenance Schedule	9
Winter Maintenance and De-icing	10



PRECEDING MAINTENANCE

Before providing maintenance on permeable paver systems, proper installation and protection during construction is required. Here are a few conditions to observe, require and prevent for establishing a successful system:

1. Verify correct installation and materials:

- Hire contractors with knowledgeable experience installing permeable pavers.
- Review and approve all sub-base, base and joint aggregate materials.
- Do not allow sand and dense-graded aggregates.

2. Prevent construction damage:

- Limit subgrade soil compaction when infiltration is necessary.
- Restrict vehicles with muddy tires from driving over newly placed pavers.
- Do not mix aggregate materials.

3. Refill joint material:

- Once, between 3 and 6 months after initial installation.
- Repeat as needed - approximately every 5-10 years.

4. Avoid stockpiling of materials such as:

- Topsoil.
- Mulch.

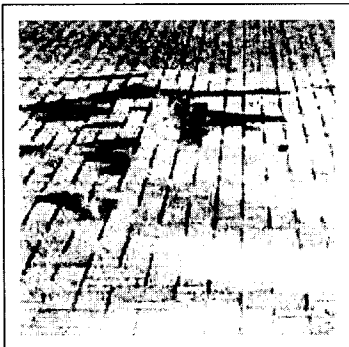
The proper materials and installation execution can be found in the Unilock specifications for permeable pavers. Both residential and commercial projects will utilize the same base, setting bed and joint aggregates. Some projects may not require sub-base materials, underdrainage or geotextile. It is not necessary to separate the setting bed from the base aggregates with a geotextile.

EXAMPLES OF COMMON MAINTENANCE ISSUES

Below are several warning signs and visual clues of common maintenance issues which must be prevented and addressed or remediated to ensure continued surface infiltration.

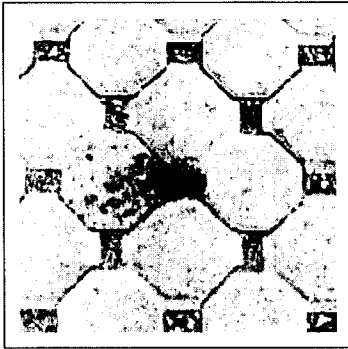
1. Slow Draining/Runoff:

- Verify with simple infiltration testing or observe after rain storms.
- Surface should drain immediately.



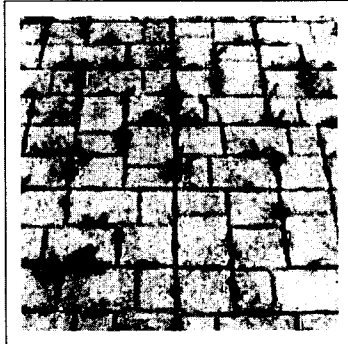
2. Ponding and Bird Baths:

- Rule of thumb: if more than a nickel deep one minute after a rainfall event, maintenance is necessary.
- Verify correct materials were installed.
- Exceptions at bottom of slopes.



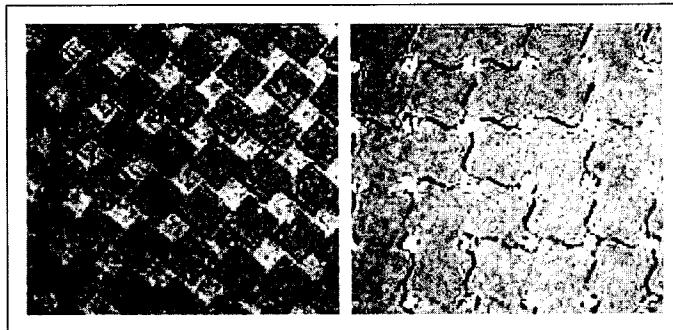
3. Surface Crusting:

- Identify if there is a problem such as run on sediments.
- Increase cleaning frequency in troubled areas.
- Remove debris immediately.



4. Weeds:

- Weeds will not germinate unless there is a collection of soil or moisture.
- Remove weeds immediately.
- Clean sediment from joint material.
- Chemical treatment may be required prior to maintenance removal.



5. Covered Joint Material:

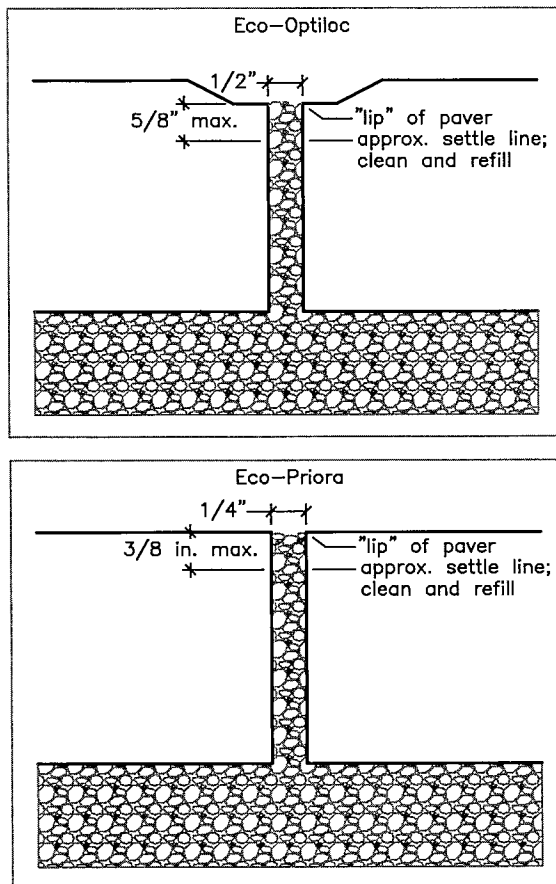
- Identify problem and correct.
- Remove immediately.
- Joint material should appear as photo on right.

These common problems can often be easily remedied by maintaining the proper joint aggregate level.

MAINTENANCE TYPES

There are two service types for maintaining the integrity of a permeable paver system.

1. **Preventative** – removes most miscellaneous debris before being trapped in the joint aggregate material causing clogging. This usually does not require removal of any joint material to restore infiltration.
2. **Restorative** – requires some removal or complete removal of the joint material to renew infiltration. Occurs after miscellaneous debris has been captured and lodged in the joint aggregate.



***Note:** Both maintenance types will be most effective when the joint aggregate material is filled to the “lip” of the paver. If the joint material has settled more than the joint width, plus 1/8 inch below the paver lip, the maintenance equipment is significantly less effective and potentially more expensive.

MAINTENANCE EQUIPMENT

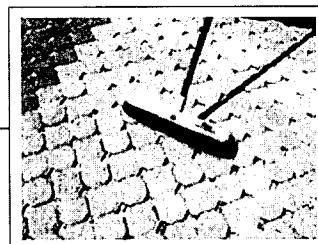
Maintenance equipment requirements will vary according to project size, age, and product type.

Project Type 1: For smaller pedestrian type areas such as sidewalks, driveways, plazas, patios or similar:

Preventative:

1. Hand-Held Bristle Broom

- Available at any hardware store.
- Sweep as needed to keep the surface clear of debris.
- Approximate cost: \$15.



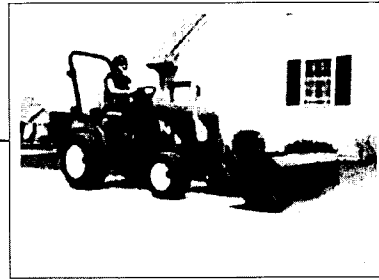
2. Leaf Blower

- Electric or gas powered.
- Minimum air speed of 120 mph.
- Joint aggregate material will remain in place while removing debris from paver surface.
- Approximate cost: \$50 to \$300.



3. Rotary Brush

- Poly bristles only.
- Flips debris from joint.
- Will require slight refilling of the joint aggregate material.
- Approximate cost: varies depending on attachment vehicle.



Restorative:

1. Wet/Dry Shop Vacuum

- Minimum 4 HP (peak) motor with 130 cubic feet per minute suction.
- Will remove some joint aggregate material.
- Replenish removed joint aggregate material to "lip" of paver.
- Approximate cost: \$50 to \$150.



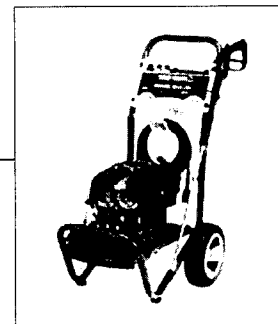
2. Riding Litter Vacuum

- Tennant ATLV 4300.
- 48 inch wide vacuum head.
- 110 gallon capacity.
- Can also be used as a preventative technique.
- Will evacuate most debris from joint except for aggregate material.
- Approximate cost: approx. \$25K new.



3. Powerwasher

- Capable of spraying 1,400 to 1,800 psi.
- Spray at a 30 degree angle approximately 18 to 24 inches from the surface.
- Will evacuate joint material.
- Replenish removed joint aggregate material to "lip" of paver.
- Approximate cost: \$125 to \$500.



Project Type 2: For larger vehicular areas such as roads, parking lots, alleys, plazas or similar that can support vehicles:

Preventative:

1. Rotary Brush

- Poly bristles only.
- Flips debris from joint.
- Will require slight refilling of the joint aggregate material.
- Approximate cost: Varies depending on attachment vehicle.



2. Broom Sweepers

- Typical “street sweeper” type.
- Rotating curb brushes with center pickup.
- Poly bristles only.
- Do not utilize water to clean the surface as this can have detrimental effects on the cleaning.
- Best for seasonal cleaning.
- Approximate cost: \$100 to \$120 per hour from a service company.



3. Regenerative Air Sweepers

- Light duty suction cleaning.
- Utilizes stream of air blowing horizontally across surface and vacuuming.
- No rotating brushes.
- Approximate cost: \$45 to \$65 per hour from a service company.



Restorative:

1. Vacuum Sweepers

- Vacall Dynamic Multi-Purpose Vacuum.
(top photo)
- Elgin Whirlwind.
(bottom photo)
- Heavy duty cleaning.
- Minimum suction of 14,000 cubic feet per minute.
- Complete evacuation of joint aggregate material.
- Replenish removed joint aggregate material to “lip” of paver.
- Approximate cost: \$2.50 to \$4.50 per parking space.



2. Powerwashers

- Capable of spraying 1,400 to 1,800 psi.
- Spray at a 30 degree angle approximately 18 to 24 inches from the surface.
- Will evacuate joint aggregate material.
- Replenish removed joint aggregate material to “lip” of paver.

STRATEGIC PROCEDURES FOR MAINTAINING INFILTRATION

Observe and implement the following habitual procedures to ensure longevity of the system.

1. **Weekly** – prevent contamination from routine landscape maintenance such as grass clippings from mowing, hedge trimming, mulching plant beds, etc. by implementing the following joint opening cleaning procedures immediately after contamination occurs:
 - Hand broom debris from the paver surface.
 - Blow debris from the paver surface with backpack blower type device, collect and dispose.
 - Mechanically sweep paver surface.

2. **Monthly** – observe any collection areas of debris, dirt, topsoil, mulch, etc. after season events such as snowfall, rain storms, leaf litter, etc. and investigate if clogging is occurring. Immediately restore infiltration using the following cleaning options:
 - Break up any crust covering the joint aggregate material with hand broom for smaller areas or mechanically with a rotary sweeper for larger areas. Remove debris material.
 - When necessary, restore infiltration using wet/dry shop vacuum for small areas or vacuum truck for larger areas by removing debris from joint aggregate material.
 - Replenish joint aggregate material to “lip” of paver.
3. **Yearly** – establish a seasonal maintenance schedule that includes the following:
 - Sweep entire permeable paving surface with appropriate preventative sweeping devices.
 - Replenish joint aggregate material to “lip” of paver.
4. **Ten years plus** – plan long term maintenance to rejuvenate infiltration rates:
 - Complete restoration of the joint aggregate material.
 - Replenish joint with cleaned or new aggregate material to “lip” of paver.

RECOMMENDED SEASONAL MAINTENANCE SCHEDULE

Unilock suggests establishing a best practices maintenance program to ensure longevity of the systems before restorative action is required. Biannual preventative maintenance is suggested as shown in the schedule below. This includes sweeping once in the early spring and once again in the late fall. Below is a preventative maintenance timeline that includes four maintenance suggestions:

1. **After the snow melt – March 1 through April 15**
 - Broom, blow, rotary brush or sweep entire surface.
 - Clean debris from paver surface in location of snow stockpile area.
 - Replenish joint aggregate material after cleaning.
 - Every fifth year, vacuum or power wash problem areas and refill joint material.
2. **Late Spring – April 1 through May 15**
 - Broom, blow, rotary brush or sweep flowers from trees and shrubs.
 - Collect any additional debris from areas mulched or planted with annual flowers.
 - Replenish joint aggregate material as necessary.
3. **Late Summer – July 15 through August 30**
 - Broom, blow, rotary brush or sweep lawn and shrub clippings or tree fruits.
 - Collect any additional debris from summer activities such as charcoal coals inadvertently dumped on the permeable surface, beach sand, etc.
 - Replenish joint aggregate material as necessary.
4. **Late Fall – October 15 through November 30**
 - Broom, blow, rotary brush or sweep plant leaves.
 - Replenish joint aggregate material as necessary.

Various factors will affect each project’s preventative maintenance timeline and must be reviewed individually.

See the Recommended Seasonal Maintenance Schedule chart on next page.

Recommended Maintenance Schedule		Seasonal BMP			
		After Snow Melt	Late Spring	Late Summer	Late Fall
Techniques	Project Type 1: Preventative - choose one		1x per season	optional	1x per season
	Bristle Broom	**	*	*/**	*
	Leaf Blower	**	*	*/**	*
	Rotary Brush		*	*/**	*
	Project Type 1: Restorative		**		**
	Wet-Dry Vacuum	**	**	**	**
	Riding Litter Vacuum		*	**1x every 5 yrs.	*
	Powerwasher	**	**	**	**
	Project Type 2: Preventative - choose one		1x per season	optional	1x per season
	Rotary Brush		*		*
	Broom Sweepers		*		*
	Regenerative Air Sweepers		*		*
	Project Type 2: Restorative			** 1x every 10 yrs.	
	Vacuum Sweepers			**	
	Powerwasher	**	**	**	**

* recommended

** as needed per Strategic Procedures

WINTER MAINTENANCE AND DE-ICING

Durability is one benefit that Unilock paving stones are known for. Almost all Unilock paving stones have a slight bevel around the edge of the stone. This helps protect the edges from potential chipping by snow clearing equipment. Always use a plastic snow shovel for paving stones. Also fit snow blowers with plastic shoes on the adjustable gliders and on the scoop edge.

When using commercial snow removal companies, confirm in writing they have protective edges on the snowplow equipment to avoid scratching the surface. Although the metal on snow clearing equipment will not adversely affect Unilock paving stones structurally, the contact of any steel on concrete can potentially leave tiny particles of metal in the paver surface which will rust and leave unsightly brown streaks. (A good example of this can be seen on the municipal curbs at the street). To reduce aesthetic damage to the paver surface, only use a polymer or rubber cutting edge on the plow.

De-icing substances, when used in proper amounts, will not damage good-quality concrete. They will, however, speed up the surface wear on some styles of pavers. Many of the exposed aggregate products and tumbled products are unaffected by virtue of their style.

There are three primary types of de-icing salts:

- Sodium chloride (common rock salt) is the most popular de-icing salt. It is widely available and it will melt snow and ice at temperatures down to approximately 16° F. Below 16° F, rock salt stops melting snow and ice. Sodium chloride can damage adjacent grass, plants and metal. Apply with caution and use as sparingly as possible.
- Calcium chloride is another de-icing salt. It generally looks like small, white, round, pellets. It will melt snow down to about 0° F. It can irritate skin. Studies indicate that depending on the concentration, calcium chloride is less damaging to grass than sodium chloride is. Heavy concentrations of calcium chloride can chemically attack concrete.
- Potassium chloride is a de-icing salt available in some markets. It will not hurt skin or damage plants. However, it melts ice only when the air temperature is above 15° F, but it can be combined with sand to improve effectiveness.

Note: Do not use magnesium chloride.

Note: Do not use sand for anti-skid with permeable pavers as it will clog the joint material.

Note: Fertilizers that contain ammonium nitrate and ammonium sulfate should not be used for de-icing since these substances attack the integrity of concrete. Always read the manufacturer's recommendations for use and heed all warnings and cautions.

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

When we take care of the earth,
it will ultimately take care of us.

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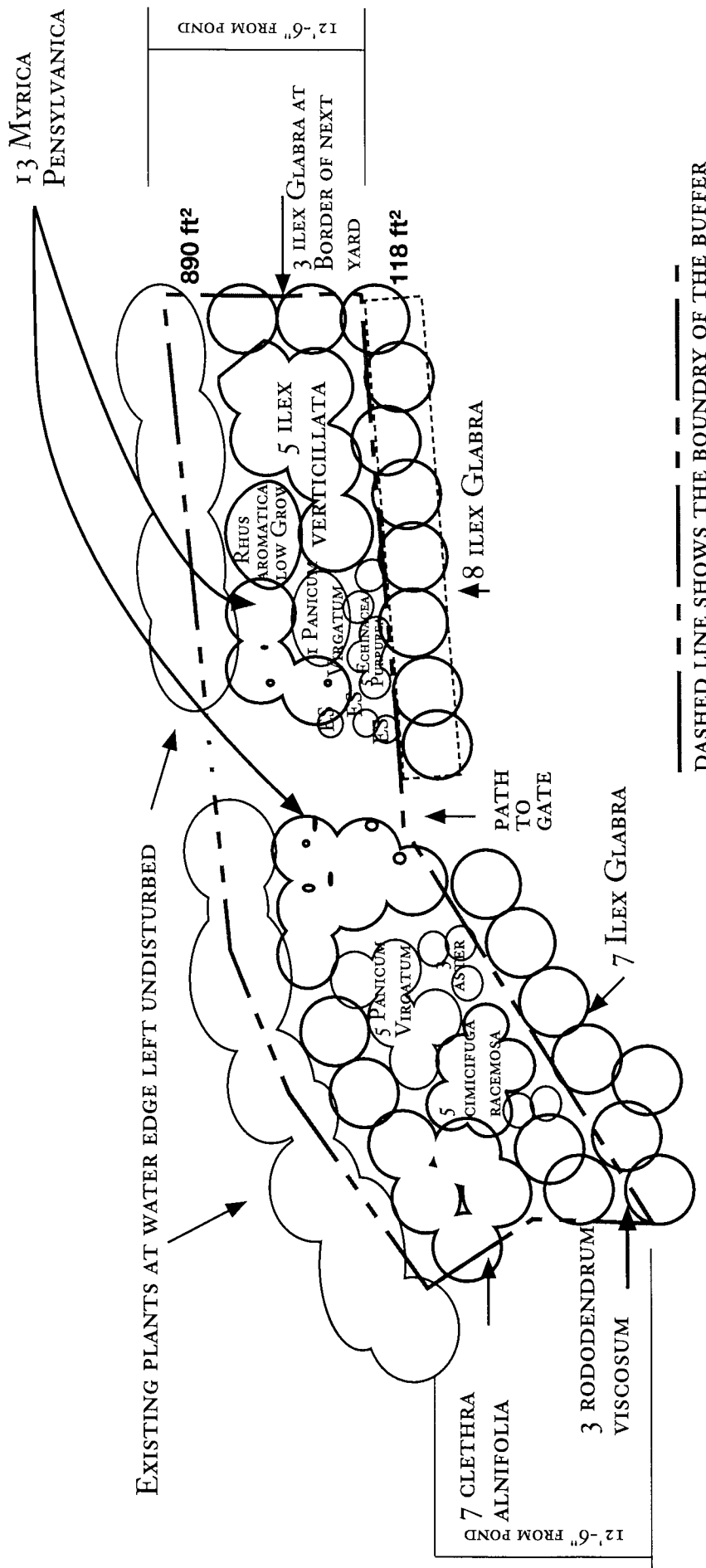
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PLANT LIST

- 13 Myrica Pensylvanica, Bayberry
- 1 Rhus Aramatica, sumac
- 5 Ilex Verticillata, Winterberry, 1 male +4 female
- 6 Panicum Virgatum, Switch Grass
- 3 Eragrostis Spec., Purple Love Grass
- 5 Echinacea Purpurea, Coneflower
- 3 Aster Nove Angliae, New England Aster
- 5 Cimicifuga Racemosa, Snakeroot
- 7 Clethra Alnifolia, Sweet Pepper Bush
- 3 Rododendron Viscosum, Swamp Azalea
- 7 Tiarella Cordata, Foamflower
- 18 Ilex Glabra, Ink Berry

NOTE:

The 12 foot buffer constitutes 890 sq.ft.
This leaves the existing clump of salix isolated in an awkward way so I have added the ilex band and the Magnolia. (dotted line) Combined they add 292 sq. ft.

Total planting area is therefore 1182 sq.ft.

12 FOOT VEGETATION BUFFER
46 SPY POND PARKWAY
ARLINGTON, MA
MAY 2020

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